

To: Subscriber to the Tucson Land Use Code (LUC)

### SUBJECT: SUPPLEMENT NO. 31 TO THE LAND USE CODE (LUC)

Dear Subscriber:

Enclosed is Supplement No. 31 to your copy of the City of Tucson *Land Use Code* (*LUC*). An explanation of the revisions included in this Supplement is also enclosed.

This Supplement includes Ordinance No. 9906 Parking Requirements For Large Dwellings and Second Dwellings in the R-1 Zone, adopted by the Mayor and Council on October 13, 2003, and Ordinance No. 9915, Salvaging And Recycling – Household Goods Donation Centers, adopted by the Mayor and Council on November 24, 2003. In addition, some minor formatting errors have been corrected.

Please recycle and replace pages in your *LUC* as follows.

Article II. Zones		
Item	Remove Old Pages	Insert New Pages
Division 2. Rural Residential Zones	12-15	12-15
	18-28	18-28
Division 3. Urban Residential Zones	31/32	31/32
	35-38	35-38
	41/42	41/42
	45-48	45-48
	50.1	50.1
Division 4. Office Zones	55/56	55/56
	59/59.1	59/59.1
Division 5. Commercial Zones	62-65	62-65
	68-83	68-83
Division 6. Mixed Use Zones	87-94	87-94
	103	103
Division 7. Industrial Zones	104-109	104-109
	112/113	112/113
	116-118	116-118
Division 8. Overlay Zones	155/155.1	155/155.1



February 5, 2004 Page 2

To: Land Use Code (LUC) Subscriber

Re: Supplement No. 31

Article III. Development Regulations			
Item	Remove Old Pages	Insert New Pages	
Division 3. Motor Vehicle & Bicycle Parking	216/217	216/217	
	224-227	224-227	
Division 5. Development Regulations	269-272.1	269-272.2	
Article VI. Definitions			
Item	Remove Old Pages	Insert New Pages	
Division 2. Listing of Words and Terms	429-436	429-436	
	441/442	441/442	
Division 3. Land Use Groups	460/461	460/461	
Index			
Item	Remove Old Pages	Insert New Pages	
Land Use Code Index	504-509	504-509	
Appendices			
Item	Remove Old Pages	Insert New Pages	
Appendix 1 - Checklist of Up-to-Date Pages	1-3	1-3	

Please insert and maintain this instruction sheet in the front of your copy of the LUC.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Blanca Alderete Secretary

/s/luc/supltr31.doc

Enclosures: Summary of Amendment

Supplement No. 31

### TUCSON LAND USE CODE (LUC) - SUPPLEMENT NO. 31

#### **SUMMARY OF AMENDMENTS**

### ORDINANCE NOS. 9906 and 9915

### ORDINANCE NO. 9906 (Adopted on October 13, 2003)

Parking Requirements for Large Dwellings and Second Dwellings in the R-1 Zone. The amendments to the *LUC* address parking requirements in R-1 zones, specifically for large single family dwellings and, when permitted, for second dwellings on R-1 lots. The required number of motor vehicle parking spaces is increased when a dwelling is built or expanded to contain five (5) or more bedrooms. For five (5) bedroom dwellings, three (3) parking spaces are required, and one (1) additional parking space is required for each additional bedroom. For a lot containing a single-family dwelling with five (5) or more bedrooms, or for a lot containing two (2) single family dwellings where the second dwelling has more than one (1) bedroom, all parking and maneuvering must be located on-site. The vehicular use area must be improved, which includes surfacing, striping, and provision of barriers.

The *LUC* currently has a definition of bedroom in parking requirements to clarify how the parking requirement is calculated when based on bedrooms. The definition of bedroom has been moved to Article VI, Division 2, Definitions. The parking requirements have also been amended to reference the new parking requirements.

### ORDINANCE NO. 9915 (Adopted on November 24, 2003)

Salvaging and Recycling (Household Goods Donation Centers). The amendment revises the Salvaging Land Use Class to allow household goods donation centers in various zones, with approval through the Type IV Administrative Special Exception process in the C-1 and C-2 zones, and as Permitted Land Uses in the C-3, OCR-1, OCR-2, I-1, and I-2 zones. Compliance with performance criteria is required for placement of the use in any of these zones, particularly to protect any existing adjacent residential development from possible adverse effects of the use. There is no retroactive application of these new criteria, they will not affect existing donation centers unless they are expanded. Existing facilities become legal non-conforming uses

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "IR" INSTITUTIONAL RESERVE ZONE

#### 5. Entertainment "21", limited to:

- a. Carnival, subject to: Sec. 3.5.4.4.E and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
- b. Racetrack for the racing of animals, subject to: Sec. 3.5.4.4.E and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
- 6. Transportation Service, Air Carrier, "21"
  - a. Airport facilities, subject to: Sec. 3.5.4.23.A, .B, .C, and .D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Areas A and D, Sec. 5.4.5.7
  - b. General aviation airstrip, subject to: Sec. 3.5.4.23.A, .B.1, .2, and .3, .C, .D, .E, and .F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Areas A and D, Sec. 5.4.5.7
  - c. Ultralight airstrip, subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
  - d. Ultralight flight park, subject to: Sec. 3.5.4.23.B.1, .2, and .3, .C, and .D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area D, Sec. 5.4.5.7
- 7. Travelers' Accommodation, Lodging, "21", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8813, §1, 3/3/97)

- D. Industrial Use Group, Sec. 6.3.6
  - 1. Extraction "21", subject to: Sec. 3.5.5.3 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
  - 2. Perishable Goods Manufacturing "21", subject to: Sec. 3.5.5.2.B and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area B, Sec. 5.4.5.7
- E. Retail Trade Use Group, Sec. 6.3.10
  - 1. General Merchandise Sales "21", limited to:
    - a. Artists or artisans workshop or studio, subject to: Sec. 3.5.9.2.B and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - b. Feed store, subject to: Sec. 3.5.13.1.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

Sup. No. 31

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES **DIVISION 2. RURAL RESIDENTIAL ZONES**

### "IR" INSTITUTIONAL RESERVE ZONE

- Utilities Use Group, Sec. 6.3.12 F.
  - 1. Distribution System "21", limited to:
    - Power substations with an input voltage of one hundred fifteen (115) kilovolts or greater, subject to: Sec. 3.5.11.1.C, .F, .G, and .J and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - Telephone, telegraph, or power substations with an input voltage of less than one hundred fifteen (115) kilovolts, subject to: Sec. 3.5.11.1.B and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - Water pumping and storage facilities operated as part of a system serving two (2) or more properties as a public, private, or community utility, subject to: Sec. 3.5.11.1.D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2.2.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
  - B. The following is permitted as a Secondary Land Use to the Agricultural Use Group.
    - Retail Trade Use Group, 6.3.10
      - Food and Beverage Sales as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.B.1, .C, .D, .E, .F, .G, .H, and .I
  - The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - Cemetery, subject to: Sec. 3.5.3.1.D
    - Industrial Use Group, Sec. 6.3.6 2.
      - Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03) a.

(Ord. No. 8653, §1, 2/26/96)

The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.2, and .G, if approved as part of an approval through a Type III Legislative Procedure, Sec. 5.4.2.3, for the Permitted Land Use.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "IR" INSTITUTIONAL RESERVE ZONE

- 1. Commercial Services Use Group, Sec. 6.3.5
  - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
  - b. Civic Assembly
  - c. Food Service, subject to: Sec. 3.5.4.6.C
- 2. Recreation Use Group, Sec. 6.3.7
  - a. Recreation
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.2.1.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

#### 2.2.1.6 Exceptions.

A. Nonconforming Parcels. Parcels of less than thirty-six (36) acres, recorded prior to December 1, 1985, which conformed to minimum lot size requirements in effect on the date of recording, shall be deemed to contain an area of thirty-six (36) acres.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "RH" RURAL HOMESTEAD ZONE

#### 2.2.2 "RH" RURAL HOMESTEAD ZONE.

- 2.2.2.1 <u>Purpose and Applicability</u>. This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.
- 2.2.2.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Agricultural Use Group, Sec. 6.3.3
    - 1. Animal Production, not including Stockyard Operation, "25", subject to: Sec. 3.5.2.1.A.1, .B.2, and .C.2
    - 2. Animal Production, limited to stable or riding school, "2", subject to: Sec. 3.5.2.1.A.2, .B.2, and .D.2
    - 3. Crop Production "25", subject to: Sec. 3.5.2.2
    - 4. General Farming "25", subject to: Sec. 3.5.2.1.A.1, .B.2, and .C.2 and Sec. 3.5.2.2
  - B. Civic Use Group, Sec. 6.3.4
    - 1. Cultural Use, limited to nature reserve, "25"
    - 2. Protective Service "25", subject to: Sec. 3.5.3.2 and Sec. 3.5.13.6
    - 3. Religious Use "25", subject to: Sec. 3.5.3.6
  - C. Commercial Services Use Group, Sec. 6.3.5
    - 1. Animal Service, limited to veterinary hospital, "25", subject to: Sec. 3.5.4.1.C and .E
    - 2. Communications "25", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
    - 3. Day Care "25"
      - a. Adult day care, subject to: Sec. 3.5.4.25.A
      - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.1

15

- 4. Medical Service Outpatient "25", subject to: Sec. 3.5.4.8.B, Sec. 3.5.4.9.B.2, .C, and .D, and Sec. 3.5.13.1.B
- D. Residential Use Group, Sec. 6.3.8
  - 1. Family Dwelling "B"

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "RH" RURAL HOMESTEAD ZONE

16. Travelers' Accommodation, Lodging, "2", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8813, §1, 3/3/97)

- D. Industrial Use Group, Sec. 6.3.6
  - 1. Extraction "25", subject to: Sec. 3.5.5.3 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
  - 2. Perishable Goods Manufacturing "25", subject to: Sec. 3.5.5.2.B and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area B, Sec. 5.4.5.7
  - 3. Primary Manufacturing, limited to asphalt and cement plants, "25", subject to: Sec. 3.5.5.3 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area C, Sec. 5.4.5.7
- E. Recreation Use Group, Sec. 6.3.7
  - 1. Recreation "25", subject to: Sec. 3.5.6.4, Sec. 3.5.13.1.B, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3, with notification to Expanded Area B, Sec. 5.4.5.7
- F. Residential Use Group, Sec. 6.3.8
  - 1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "25", subject to: Sec. 3.5.7.8.C.2 and .D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5, or
  - Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "25", subject to: 3.5.7.8.C.4, .D, and .G (except no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- G. Retail Trade Use Group, Sec. 6.3.10
  - Food and Beverage Sales "25", subject to: Sec. 3.5.9.1.J and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - General Merchandise Sales "25", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3. The following specific General Merchandise Sales uses are subject to the listed performance criteria.
    - Artists or artisans workshop or studio, subject to: Sec. 3.5.9.2.B and approval through a Type V Administrative Procedure, Sec. 5.4.3.5, rather than approval through a Type III Legislative Procedure
    - b. Feed store, subject to: Sec. 3.5.13.1.B
    - c. Fuel dispensing, subject to: Sec. 3.5.13.1.B

Sup. No. 31

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES **DIVISION 2. RURAL RESIDENTIAL ZONES**

# "RH" RURAL HOMESTEAD ZONE

- Utilities Use Group, Sec. 6.3.12 H.
  - 1. Distribution System "25", limited to:
    - Power substations with an input voltage of one hundred fifteen (115) kilovolts or greater, subject to: Sec. 3.5.11.1.C, .F, .G, and .J and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - Telephone, telegraph, or power substations with an input voltage of less than one hundred fifteen (115) kilovolts, subject to: Sec. 3.5.11.1.B and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - Water pumping and storage facilities operated as part of a system serving two (2) or more properties as a public, private, or community utility, subject to: Sec. 3.5.11.1.D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2.2.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
  - B. The following is permitted as a Secondary Land Use to the Agricultural Use Group.
    - Retail Trade Use Group, 6.3.10
      - Food and Beverage Sales as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.B.2, .C, .D, .E, .F, .G, and .H
  - The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - Cemetery, subject to: Sec. 3.5.3.1.D
    - Industrial Use Group, Sec. 6.3.6 2.
      - Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03) a.

(Ord. No. 8653, §1, 2/26/96)

The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.2, and .G, if approved as part of an approval through a Type III Legislative Procedure, Sec. 5.4.2.3, for the Permitted Land Use.

19

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "RH" RURAL HOMESTEAD ZONE

- 1. Commercial Services Use Group, Sec. 6.3.5
  - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
  - b. Civic Assembly
  - c. Food Service, subject to: Sec. 3.5.4.6.C
- 2. Recreation Use Group, Sec. 6.3.7
  - a. Recreation
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.2.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

#### 2.2.2.6 Exceptions.

A. Parcels of less than one hundred eighty thousand (180,000) square feet, recorded prior to December 1, 1985, which conformed to minimum parcel size requirements at the date of recording, shall be deemed to contain an area of one hundred eighty thousand (180,000) square feet.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "SR" SUBURBAN RANCH ZONE

### 2.2.3 RESERVED.

#### 2.2.4 "SR" SUBURBAN RANCH ZONE.

- 2.2.4.1 <u>Purpose</u>. This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses which would adversely affect the open space, agricultural, or natural characteristics of this zone are not permitted.
- 2.2.4.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Residential Use Group, Sec. 6.3.8
    - 1. Family Dwelling "C", subject to: Sec. 3.5.7.1.F (Ord. No. 9443, §1, 11/27/00)
    - 2. Family Dwelling "RCP-1", subject to: Sec. 3.6.1 and Sec. 3.5.7.1.F (Ord. No. 9443, §1, 11/27/00)
    - 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "C", subject to: Sec. 3.5.7.8.B.1, .C.1, and .D (Ord. No. 9138, §1, 10/5/98)
  - B. Agricultural Use Group, Sec. 6.3.3
    - 1. Animal Production, generally, "5", subject to: Sec. 3.5.2.1.A.1, .B.2, and .C.1
      - a. Commercial stables "2", subject to: 3.5.2.1.A.2 and .B.2
    - 2. Crop Production "5", subject to: Sec. 3.5.2.2
    - 3. General Farming "5", subject to: Sec. 3.5.2.1.A.1, .B.2, and .C.1 and Sec. 3.5.2.2
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Cultural Use "6", subject to: Sec. 3.5.3.2
    - 2. Educational Use: Elementary and Secondary Schools "5", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
    - 3. Protective Service "6", subject to: Sec. 3.5.3.2
    - 4. Religious Use "6"
  - D. Commercial Services Use Group, Sec. 6.3.5
    - 1. Animal Service "5", subject to: Sec. 3.5.4.1.E
    - 2. Communications "5", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)

21

3. Day Care

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "SR" SUBURBAN RANCH ZONE

- a. Adult day care "5", subject to: Sec. 3.5.4.25.A
- b. Child care "6", subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.1
- 4. Travelers' Accommodation, Lodging, "2"
- E. Recreation Use Group, Sec. 6.3.7
  - 1. Golf Course "1", subject to: Sec. 3.5.6.3
  - 2. Neighborhood Recreation "6", subject to: Sec. 3.5.13.2 and Sec. 3.5.13.3
- 2.2.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Civic Use Group, Sec. 6.3.4
    - 1. Correctional Use: Supervision Facility "5", subject to: Sec. 3.5.3.4.B.1, .3.b, .4.a, .5.a, .6.a, .10, and .11 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Correctional Use: Custodial Facility "5", subject to: Sec. 3.5.3.4.B.1, .3.c, .4.a, .5.a, .6.b, .10, and .11 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 3. Correctional Uses: Supervision Facility and Custodial Facility "5", subject to: Being located in separate and distinct adjacent facilities on a campus site, Sec. 3.5.3.4.B.1, .3.d, .4.c, .5.b, .6.b, .9, .10, and .11, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - Educational Use: Elementary and Secondary Schools "5", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
  - B. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "6", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - Day Care "6", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, 5.4.3.5
      - a. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, and .H, or
      - b. Child care, subject to: Sec. 3.5.4.3.A, .B, and .I
  - C. Residential Use Group, Sec. 6.3.8
    - 1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, and .N and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES

#### DIVISION 2. RURAL RESIDENTIAL ZONE "SR" SUBURBAN RANCH ZONE

- 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "6", subject to: Sec. 3.5.7.8.B.1, .C.2, and .D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5, or (Ord. No. 9138, §1, 10/5/98)
- 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "6", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G (except 144,000 square feet minimum site size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9138, §1, 10/5/98)
- D. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "6", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2.2.4.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
    - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.1 and .3, and .G.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Administrative and Professional Office
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C

23

c. Food Service, subject to: Sec. 3.5.4.6.C

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES

### "SR" SUBURBAN RANCH ZONE

- d. Personal Service
- 2. Recreation Use Group, Sec. 6.3.7
  - a. Recreation
- 3. Retail Trade Use Group, Sec. 6.3.10
  - a. General Merchandise Sales
- D. The following are permitted as Secondary Land Uses to Golf Course, subject to: Sec. 3.5.6.1.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Alcoholic Beverage Service, subject to Sec. 3.5.4.19.C
    - b. Food Service, subject to: Sec. 3.5.4.6.C
    - c. Personal Service
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales
- E. The following is permitted as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.A, .B.3, .C, .D, and .G.
  - 1. Retail Trade Use Group, Sec. 6.3.10
    - a. Food and Beverage Sales
- F. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- G. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.2.4.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "SH" SUBURBAN HOMESTEAD ZONE

#### **2.2.5 RESERVED.**

#### 2.2.6 "SH" SUBURBAN HOMESTEAD ZONE.

- 2.2.6.1 <u>Purpose and Applicability</u>. This zone provides for low density, large lot, single-family, residential development and suburban ranch uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.
- 2.2.6.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Residential Use Group, Sec. 6.3.8
    - 1. Family Dwelling "E"
    - 2. Family Dwelling "RCP-3", subject to: Sec. 3.6.1
    - 3. Mobile Home Dwelling "E"
    - 4. Mobile Home Dwelling "RCP-3", subject to: Sec. 3.6.1
    - 5. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "E", subject to: Sec. 3.5.7.8.B.1, .C.1, and .D (Ord. No. 9138, §1, 10/5/98)
  - B. Agricultural Use Group, Sec. 6.3.3
    - 1. Animal Production, generally, "9", subject to: Sec 3.5.2.1.A.2, .B.2, .B.3, and .C.2
      - a. Commercial stables "2", subject to: Sec. 3.5.2.1.A.2 and .B.3
    - 2. Crop Production "9", subject to: Sec. 3.5.2.2
    - 3. General Farming "9", subject to: Sec. 3.5.2.1.A.2, .B.2, .B.3, and .C.2 and Sec. 3.5.2.2

25

- C. Civic Use Group, Sec. 6.3.4
  - 1. Cultural Use "10", subject to: Sec. 3.5.3.2
  - 2. Educational Use: Elementary and Secondary Schools "9", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
  - 3. Protective Service "10", subject to: Sec. 3.5.3.2 and Sec. 3.5.13.6
  - 4. Religious Use "10"
- D. Commercial Services Use Group, Sec. 6.3.5
  - 1. Animal Service "5", subject to: Sec. 3.5.4.1.E

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES "SH" SUBURBAN HOMESTEAD ZONE

- 2. Communications "10", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
- 3. Day Care "9"
  - a. Adult day care, subject to: Sec. 3.5.4.25.A
  - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.2
- 4. Travelers' Accommodation, Lodging, "2"
- E. Recreation Use Group, Sec. 6.3.7
  - 1. Golf Course "1", subject to: Sec. 3.5.6.3
  - 2. Neighborhood Recreation "10", subject to: Sec. 3.5.13.2 and Sec. 3.5.13.3
- 2.2.6.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Civic Use Group, Sec. 6.3.4
    - 1. Cemetery "8", subject to: Sec. 3.5.3.1.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - Educational Use: Elementary and Secondary Schools "9", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
  - B. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "9", subject to: Sec. 3.5.4.20.A and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Communications "9", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - 3. Day Care "9", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
      - a. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, and .H, or
      - b. Child care, subject to: Sec. 3.5.4.3.A, .B, and .I
    - 4. Funeral Service, limited to crematorium, "9", subject to: Sec. 3.5.4.22.A and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8813, §1, 3/3/97)

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES **DIVISION 2. RURAL RESIDENTIAL ZONES**

# "SH" SUBURBAN HOMESTEAD ZONE

- C. Industrial Use Group, Sec. 6.3.6
  - Motion Picture Industry "21", subject to: Sec. 3.5.5.4, Sec. 3.5.13.3, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- Residential Use Group, Sec. 6.3.8
  - Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, and .N and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. 3.5.7.8.B.1, .C.2, and .D and approval through a Type V Legislative Procedure, Sec. 5.4.3.5, or (Ord. No. 9138, §1, 10/5/98)
  - Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G and approval through a Type V Legislative Procedure, Sec. 5.4.3.5 (Ord. No. 9138, §1, 10/5/98)
- Utilities Use Group, Sec. 6.3.12
  - Distribution System "9", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2.2.6.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
    - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
  - The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - Cemetery, subject to: Sec. 3.5.3.1.D
    - Industrial Use Group, Sec. 6.3.6 2.
      - Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.1 and .3, and .G.

27

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 2. RURAL RESIDENTIAL ZONES

# "SH" SUBURBAN HOMESTEAD ZONE

- 1. Commercial Services Use Group, Sec. 6.3.5
  - a. Administrative and Professional Office
  - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
  - c. Food Service, subject to: Sec. 3.5.4.6.C
  - d. Personal Service
- 2. Recreation Use Group, Sec. 6.3.7
  - Recreation
- 3. Retail Trade Use Group, Sec. 6.3.10
  - a. General Merchandise Sales
- D. The following are permitted as Secondary Land Uses to Golf Course, subject to: Sec. 3.5.6.1.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
    - b. Food Service, subject to: Sec. 3.5.4.6.C
    - c. Personal Service
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales
- E. The following is permitted as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.A, .B.3, .C, .D, and .G.
  - 1. Retail Trade Use Group, Sec. 6.3.10
    - a. Food and Beverage Sales
- F. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- G. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.2.6.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

This page left intentionally blank.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES

### "RX-1" RESIDENCE ZONE

- 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G and approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9138, §1, 10/5/98)
- C. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "9", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- D. Civic Use Group, Sec. 6.3.4
  - Educational Use: Elementary and Secondary Schools "9", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9075, §1, 6/15/98)

- 2.3.2.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
    - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.1 and .3, and .G.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Administrative and Professional Office
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "RX-1" RESIDENCE ZONE

Food Service, subject to: Sec. 3.5.4.6.C

- d. Personal Service
- 2. Recreation Use Group, Sec. 6.3.7
  - a. Recreation

c.

- 3. Retail Trade Use Group, Sec. 6.3.10
  - a. General Merchandise Sales
- D. The following are permitted as Secondary Land Uses to Golf Course, subject to: Sec. 3.5.6.1.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
    - b. Food Service, subject to: Sec. 3.5.4.6.C
    - c. Personal Service
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.3.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

32

Sup. No. 31

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "RX-2" RESIDENCE ZONE

- 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
- 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
- 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. Repealed. (Ord. No. 8808, §1, 1/27/97)
- D. The following are permitted as Secondary Land Uses to Golf Course, subject to: Sec. 3.5.6.1.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
    - b. Food Service, subject to: Sec. 3.5.4.6.C
    - c. Personal Service
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.3.3.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES

# "R-1" RESIDENCE ZONE

#### 2.3.4 "R-1" RESIDENCE ZONE.

- 2.3.4.1 <u>Purpose</u>. This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.
- 2.3.4.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed after each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Residential Use Group, Sec. 6.3.8
    - 1. Family Dwelling "G", subject to: Sec. 3.5.7.1.E, .F, .G, and .H (Ord. No. 8582, §1, 9/25/95; Ord. No. 9443, §1, 11/27/00; Ord. No. 9906, §1, 10/13/03)
    - 2. Family Dwelling "H", subject to: Sec. 3.5.7.1
    - 3. Family Dwelling "RCP-4", subject to: Sec. 3.6.1 and Sec. 3.5.7.1.E and .F (Ord. No. 9138, §1, 10/5/98; Ord. No. 9443, §1, 11/27/00)
    - 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "G", subject to: Sec. 3.5.7.8.B.1, .C.1, and .D (Ord. No. 9138, §1, 10/5/98)
  - B. Agricultural Use Group, Sec. 6.3.3
    - 1. Crop Production "17", subject to: Sec. 3.5.2.2
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Cultural Use "12", subject to: Sec. 3.5.3.2
    - 2. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
    - 3. Protective Service "12", subject to: Sec. 3.5.3.2 and Sec. 3.5.13.6
    - 4. Religious Use "12"
  - D. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "17", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
    - 2. Day Care "17"
      - a. Adult day care, subject to: Sec. 3.5.4.25.A
      - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.4
  - E. Recreation Use Group, Sec. 6.3.7
    - 1. Neighborhood Recreation "12", subject to: Sec. 3.5.13.2 and Sec. 3.5.13.3

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "R-1" RESIDENCE ZONE

- 2.3.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "17", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - Day Care "17", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
      - a. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, and .H, or
      - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .H, and .I
  - B. Residential Use Group, Sec. 6.3.8
    - 1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, .M, and .N and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "17", subject to: Sec. 3.5.7.8.B.1, .C.2, and .D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5, or (Ord. No. 9138, §1, 10/5/98)
    - 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "17", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9138, §1, 10/5/98)
  - C. Utilities Use Group, Sec. 6.3.12
    - 1. Distribution System "17", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - D. Civic Use Group, Sec. 6.3.4
    - 1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - 2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9336, §1, 12/13/99)

(Ord. No. 9075, §1, 6/15/98)

2.3.4.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES VISION 3. URBAN RESIDENTIAL ZONES

# DIVISION 3. URBAN RESIDENTIAL ZONES "R-1" RESIDENCE ZONE

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
  - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
  - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
  - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
  - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- D. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. The following may be permitted as Secondary Land Uses to Cultural Use.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

38 Sup. No. 31

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "R-2" RESIDENCE ZONE

- 4. Residential Care Services: Rehabilitation Service or Shelter Care "41", subject to: Sec. 3.5.7.8.A, .B.1, .C.4, .D, and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- C. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "41", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- D. Civic Use Group, Sec. 6.3.4
  - Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - 2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9336, §1, 12/13/99)

(Ord. No. 9075, §1, 6/15/98)

- 2.3.5.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.B, .C, and .D
    - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- D. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "R-2" RESIDENCE ZONE

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. The following may be permitted as Secondary Land Uses to Cultural Use.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.3.5.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "R-3" RESIDENCE ZONE

## D. Civic Use Group, Sec. 6.3.4

- 1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9336, §1, 12/13/99)

(Ord. No. 9075, §1, 6/15/98)

- 2.3.6.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.C and .D
    - 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.D, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- D. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. The following may be permitted as Secondary Land Uses to Cultural Use.
  - 1. Commercial Services Use Group, Sec. 6.3.5

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "R-3" RESIDENCE ZONE

- a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- 2. Retail Trade Use Group, Sec. 6.3.10
  - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.3.6.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

46

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "MH-1" MOBILE HOME ZONE

# E. Recreation Use Group, Sec. 6.3.7

- 1. Neighborhood Recreation "12", subject to: Sec. 3.5.13.2 and Sec. 3.5.13.3
- 2.3.7.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "41", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
  - B. Residential Use Group, Sec. 6.3.8
    - 1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "17", subject to: Sec. 3.5.7.8.C.2 and .D and approval through a Type V Administrative Procedure, Sec. 5.4.3.5, or
    - 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "17", subject to: Sec. 3.5.7.8.C.4, .D, and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - C. Utilities Use Group, Sec. 6.3.12
    - 1. Distribution System "17", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - D. Civic Use Group, Sec. 6.3.4
    - 1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9075, §1, 6/15/98)

- 2.3.7.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Mobile Home Dwelling or Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "MH-1" MOBILE HOME ZONE

- 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following is permitted as a Secondary Land Use to Mobile Home Dwelling in a mobile home park.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Travelers' Accommodation, Campsite, subject to: Sec. 3.5.7.11
- C. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- E. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.3.7.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

48

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 3. URBAN RESIDENTIAL ZONES "MH-2" MOBILE HOME ZONE

- 1. Commercial Services Use Group, Sec. 6.3.5
  - a. Day Care
    - 1. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, and .E
  - b. Personal Service, subject to: Sec. 3.5.7.5
  - c. Travelers' Accommodation, Campsite, subject to: Sec. 3.5.4.24
- 2. Retail Trade Use Group, Sec. 6.3.10, subject to: Sec. 3.5.7.5
  - a. Food and Beverage Sales
  - b. General Merchandise Sales
  - c. Vehicle Rental and Sales, subject to: Sec. 3.5.7.6
- D. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.3.8.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

Sup. No. 31 50.1

This page left intentionally blank.

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 4. OFFICE ZONES "O-2" OFFICE ZONE

2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9336, §1, 12/13/99)

(Ord. No. 9075, §1, 6/15/98)

- 2.4.2.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Medical Service Major, subject to: Sec. 3.5.4.10.
    - 1. Commercial Services Use Group, Sec. 6.3.5
      - a. Food Service
      - b. Personal Service
    - 2. Retail Trade Use Group, Sec. 6.3.10
      - a. General Merchandise Sales
  - C. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6.
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 4. OFFICE ZONES "O-2" OFFICE ZONE

- E. The following may be permitted as Secondary Land Uses to Cultural Use.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.4.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

56

- 2.4.2.6 General Restrictions. The following restrictions apply to all uses and development in this zone.
  - A. Drive-through services are not permitted.
  - B. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise. All nonresidential land uses shall comply with the Performance Criteria in Sec. 3.5.13.1.B, Sec. 3.5.13.2, Sec. 3.5.13.3, and Sec. 3.5.13.4. (Ord. No. 8808, §1, 1/27/97)

### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 4. OFFICE ZONES "O-3" OFFICE ZONE

- 2. Day Care, subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - a. Child care "16", subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.7, and .H
  - b. Child care "20", subject to: Sec. 3.5.4.3.A, .B, and .I
- B. Residential Use Group, Sec. 6.3.8
  - 1. Residential Care Services: Rehabilitation Service or Shelter Care "30", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- C. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- D. Civic Use Group, Sec. 6.3.4
  - 1. Educational Use: Elementary and Secondary Schools "18", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - 2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9336, §1, 12/13/99)

(Ord. No. 9075, §1, 6/15/98)

- 2.4.3.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.D, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following are permitted as Secondary Land Uses to Medical Service Major or Medical Service Outpatient, subject to: Sec. 3.5.4.10.
    - 1. Commercial Services Use Group, Sec. 6.3.5
      - a. Food Service
      - b. Personal Service
    - 2. Retail Trade Use Group, Sec. 6.3.10
      - a. General Merchandise Sales

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 4. OFFICE ZONES "O-3" OFFICE ZONE

- C. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- E. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- F. The following may be permitted as Secondary Land Uses to Cultural Use.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Type III Legislative Procedure. Sec. 5.4.2.3
    - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Retail Trade Use Group, Sec. 6.3.10
    - a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

- 2.4.3.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.4.3.6 <u>General Restrictions</u>. The following restrictions apply to all uses and development in this zone.
  - A. Drive-through services are not permitted.
  - B. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise.

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 5. COMMERCIAL ZONES "RVC" RURAL VILLAGE CENTER ZONE

- A. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- B. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- 2.5.1.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.5.1.6 <u>General Restrictions</u>. The following restrictions apply to all uses and development in this zone.
  - A. Drive-through or drive-in services are not permitted unless specifically provided for the land use.
  - B. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.
  - C. The maximum area of each RVC zone shall not exceed twenty (20) acres.

# 2.5.2 "NC" NEIGHBORHOOD COMMERCIAL ZONE.

- 2.5.2.1 <u>Purpose</u>. This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses are permitted.
- 2.5.2.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Administrative and Professional Office "26"
    - 2. Communications "26", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
    - 3. Day Care "26", subject to: Sec. 3.5.13.5
    - 4. Financial Service "26"
    - 5. Food Service "26", subject to: Sec. 3.5.4.6.A and .C, except alcoholic beverage sales
    - 6. Personal Service "26", subject to: Sec. 3.5.4.13.A
    - 7. Trade Service and Repair, Minor, "26", except upholstery shops
  - B. Retail Trade Use Group, Sec. 6.3.10
    - 1. Food and Beverage Sales "26", except alcoholic beverage sales
    - 2. General Merchandise Sales "26"
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Cultural Use "26", subject to: Sec. 3.5.3.2
    - 2. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.3.7 and Sec. 3.5.13.5 (Ord. No. 9075, §1, 6/15/98)

63

- 3. Postal Service "26", subject to: Sec. 3.5.3.2
- 4. Protective Service "26", subject to: Sec. 3.5.3.2
- D. Recreation Use Group, Sec. 6.3.7
  - 1. Neighborhood Recreation "26", subject to: Sec. 3.5.13.5
- E. Residential Use Group, Sec. 6.3.8
  - 1. Family Dwelling "M"

- 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "26", subject to: Sec. 3.5.7.8.C.1 and .D
- 3. Residential Care Services: Rehabilitation Service children's facilities "26", subject to: Sec. 3.5.7.8.A, .C.1, and .D
- 2.5.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Communications "7", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
  - B. Utilities Use Group, Sec. 6.3.12
    - Distribution System "11", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9075, §1, 6/15/98)

- 2.5.2.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
    - 3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L
  - B. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.
    - 1. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- 2.5.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.5.2.6 <u>General Restrictions</u>. The following restrictions apply to all uses and development in this zone.
  - A. Drive-through or drive-in services are not permitted.
  - B. All land use activities, except the Residential Use Group, shall be conducted entirely within an enclosed building unless specifically provided otherwise in the Performance Criteria for the use. Vehicular use areas do not have to be located within enclosed buildings.
  - C. All land use activities, except the Residential Use Group, are subject to Sec. 3.5.13.2.
  - D. All nonresidential development and nonresidential exterior remodeling that require a building permit must be reviewed and approved by the Development Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. Refer to Sec. 3.5.4.11.G for DRB review criteria.
  - E. All land uses are limited to two thousand (2,000) square feet of GFA, except Family Dwelling and Educational Uses. Mixed use or multi-tenant developments are limited to ten thousand (10,000) square feet of GFA. A tenant within a mixed use development is limited to two thousand (2,000) square feet of GFA. Outdoor activity areas allowed in this zone are included in the GFA limitations.

Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing structures or portions thereof, which exceed the limitation of two thousand (2,000) square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to ten thousand (10,000) square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned. (Ord. No. 8704, §1, 5/13/96)

65

- 5. Residential Care Services: Rehabilitation Service children's facilities "K", subject to: Sec. 3.5.7.8.A, .C.1, and .D
- 6. Residential Care Services: Shelter Care victims of domestic violence "K", subject to: Sec. 3.5.7.8.A, .C.3, and .D
- 7. Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- F. Storage Use Group, Sec. 6.3.11
  - 1. Personal Storage "38", subject to: Sec. 3.5.10.3
- 2.5.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Alcoholic Beverage Service "28", as a Secondary Land Use to Food Service, subject to: Sec. 3.5.4.7.A, .B, .D, .F, .G, .H, .I, and .J; Sec. 3.5.4.19.C; and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4 (Ord. No. 8666, §1, 3/25/96)
    - 2. Alcoholic Beverage Service "28", as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.B, .D, .G, .H, .I, and .K; Sec. 3.5.4.19.C; and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4 (Ord. No. 8666, §1, 3/25/96)
    - 3. Automotive Minor Service and Repair "28", subject to: Sec. 3.5.4.2.B, .C, .D, and .E and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
    - 4. Communications "8", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - 5. Medical Service Outpatient, limited to blood donor center, "28", subject to: Sec. 3.5.4.8.C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8582, §1, 9/25/95)

(Ord. No. 8666, §1, 3/25/96)

- B. Residential Use Group, Sec. 6.3.8
  - Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- C. Utilities Use Group, Sec. 6.3.12
  - Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

#### D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "28", subject to: Sec. 3.5.13.5 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9075, §1, 6/15/98)

- E. Retail Trade Use Group, Sec. 6.3.10
  - 1. Food and Beverage Sales Large Retail Establishment "28", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. General Merchandise Sales Large Retail Establishment "28", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 9293, §1, 9/27/99)

- F. Industrial Use Group, Sec. 6.3.6
  - 1. Perishable Goods Manufacturing "28", as a Secondary Land Use to Food Service, subject to: Sec. 3.5.5.2.F, .G, and .H and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - 2. Salvaging and Recycling, limited to household goods donation center, "28", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, .K, and .L; Sec. 3.5.13.1.B; Sec. 3.5.13.2; Sec. 3.5.13.3; Sec. 3.5.13.4; and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4 (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 9634, §1, 12/10/01)

- 2.5.3.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Alcoholic Beverage Service is permitted as a Secondary Land Use to Food Service, subject to: Sec. 3.5.4.7.A, .C, .E, .F, .H, .I, and .J and Sec. 3.5.4.19.C. (Ord. No. 8666, §1, 3/25/96)
  - B. Automotive Minor Service and Repair is permitted as a Secondary Land Use to General Merchandise Sales (of automotive fuel), subject to: Sec. 3.5.4.2.G.
  - C. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
  - D. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- G. The following are permitted as Secondary Land Uses to all uses in the Commercial Services and Retail Trade Use Groups.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.D, .E, and .H
    - b. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- H. The following is permitted as a Secondary Land Use to all uses in the Retail Trade Use Group.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Craftwork, subject to: Sec. 3.5.5.7

(Ord. No. 8653, §1, 2/26/96)

I. Alcoholic Beverage Service is permitted as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.B, .D, .G, .H, .I, .J, and .K and Sec. 3.5.4.19.C.

(Ord. No. 8666, §1, 3/25/96)

- 2.5.3.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.5.3.6 General Restrictions. The following restrictions apply to all uses and development in this zone.
  - A. Drive-through services are not permitted unless specifically provided for the land use.
  - B. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.

#### 2.5.4 "C-2" COMMERCIAL ZONE.

- 2.5.4.1 <u>Purpose</u>. This zone provides for general commercial uses that serve the community and region. Residential and other related uses are also permitted.
- 2.5.4.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Administrative and Professional Office "31", subject to: Sec. 3.5.13.5
    - 2. Alcoholic Beverage Service "30", subject to: Sec. 3.5.4.19.C and Sec. 3.5.13.5
    - 3. Animal Service "30", subject to: Sec. 3.5.4.1.A, .B, .C, and .D
    - 4. Automotive Service and Repair "30", subject to: Sec. 3.5.13.5
    - 5. Billboard "32", subject to: Sec. 3.5.4.26, Sec. 3.5.13.5, and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
    - 6. Building and Grounds Maintenance "30"
    - 7. Communications "31", subject to: Sec. 3.5.4.20.A and Sec. 3.5.13.5 or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
    - 8. Construction Service "30"
    - 9. Day Care "31", subject to: Sec. 3.5.13.5
    - 10. Entertainment "31", subject to: Sec. 3.5.4.4.A, .B, .C, and .D, Sec. 3.5.4.19.C, and Sec. 3.5.13.5
    - 11. Financial Service "31", subject to: Sec. 3.5.13.5
    - 12. Food Service "30", subject to: Sec. 3.5.4.6.C and Sec. 3.5.13.5
    - 13. Funeral Service "30"
    - 14. Medical Service Extended Health Care "31", subject to: Sec. 3.5.13.5
    - 15. Medical Service Major "31"
    - 16. Medical Service Outpatient "31", subject to: Sec. 3.5.4.8.B
    - 17. Parking "31", subject to: Sec. 3.5.13.5
    - 18. Personal Service "30"
    - 19. Research and Product Development "31"

- 20. Technical Service "31", subject to: Sec. 3.5.4.16.B
- 21. Trade Service and Repair, Minor, "30"
- 22. Transportation Service, Land Carrier, "31", subject to: Sec. 3.5.13.5
- 23. Travelers' Accommodation, Lodging, "31", subject to: Sec. 3.5.13.5
- B. Retail Trade Use Group, Sec. 6.3.10
  - 1. Construction Material Sales "31"
  - 2. Food and Beverage Sales "31"
  - 3. General Merchandise Sales "31", subject to: Sec. 3.5.9.2.A
  - 4. Heavy Equipment Sales "30", subject to: Sec. 3.5.9.3
  - 5. Swap Meets and Auctions "30", subject to: Sec. 3.5.9.4
  - 6. Vehicle Rental and Sales "31", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
  - 1. Civic Assembly "31"
  - 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
  - 3. Cultural Use "31"
  - 4. Educational Use: Elementary and Secondary Schools "31", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
  - 5. Educational Use: Postsecondary Institution "31", subject to: Sec. 3.5.3.3
  - 6. Educational Use: Instructional School "31"
  - 7. Membership Organization "30"
  - 8. Postal Service "31"
  - 9. Protective Service "31"
  - 10. Religious Use "31"
- D. Industrial Use Group, Sec. 6.3.6
  - 1. Craftwork "30"
  - 2. Processing and Cleaning "30"
  - 3. Salvaging and Recycling "30", subject to: Sec. 3.5.5.6.B, .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)

- E. Recreation Use Group, Sec. 6.3.7
  - 1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. 3.5.13.5
  - 2. Neighborhood Recreation "30"
  - 3. Recreation "31"
- F. Residential Use Group, Sec. 6.3.8
  - 1. Family Dwelling "R"
  - 2. Family Dwelling "RCP-7", subject to: Sec. 3.6.1
  - 3. Group Dwelling "30"
  - 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "30", subject to: Sec. 3.5.7.8.C.4, .D, and .H (no minimum lot size)
  - 5. Residential Care Services: Rehabilitation Service children's facilities "30", subject to: Sec. 3.5.7.8.A, .C.1, and .D
  - 6. Residential Care Services: Shelter Care victims of domestic violence "30", subject to: Sec. 3.5.7.8.A, .C.3, and .D
  - 7. Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
  - 1. Adult Commercial Services "30"
  - 2. Adult Recreation "30"
  - 3. Adult Retail Trade "30"
- H. Storage Use Group, Sec. 6.3.11
  - 1. Commercial Storage "31", subject to: Sec. 3.5.10.1
  - 2. Personal Storage "31", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)
- I. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "30", subject to: Sec. 3.5.11.1.A, .E, and .I
- J. Wholesaling Use Group, Sec. 6.3.13
  - 1. Business Supply and Equipment Wholesaling "31"

- 2. Construction/Heavy Equipment Wholesaling "31"
- 3. Food and Beverage Wholesaling "31"
- 2.5.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Residential Use Group, Sec. 6.3.8
    - Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - B. Civic Use Group, Sec. 6.3.4
    - 1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Educational Use: Elementary and Secondary Schools "31", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
  - C. Commercial Services Use Group, Sec. 6.3.5
    - 1. Alcoholic Beverage Service Large Bar "30", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Communications "31", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - 3. Entertainment Dance Hall "30", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 4. Food Service, limited to a soup kitchen, "31", subject to: Sec. 3.5.4.6.D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 5. Medical Service Outpatient, limited to a blood donor center, "31", subject to: Sec. 3.5.4.8.C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. 8582, §1, 9/25/95)

(Ord. No. 8813, §1, 3/3/97)

- D. Retail Trade Use Group, Sec. 6.3.10
  - 1. Food and Beverage Sales Large Retail Establishment "31", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. General Merchandise Sales Large Retail Establishment "31", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 9293, §1, 9/27/99)

- E. Industrial Use Group, Sec. 6.3.6
  - 1. Salvaging and Recycling, limited to household goods donation center, "30", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, .K, and .L; Sec. 3.5.13.1.B; Sec. 3.5.13.2; Sec. 3.5.13.3; Sec. 3.5.13.4; and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4 (Ord. No. 9915, §4, 11/24/03)
- 2.5.4.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Agricultural Use Group, Sec. 6.3.3
      - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2
  - B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to twenty-five (25) percent of the gross floor area. More than twenty-five (25) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.
    - 1. Industrial Use Group, Sec. 6.3.6
      - a. General Manufacturing
      - b. Heavy Equipment Manufacturing
      - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
      - d. Precision Manufacturing
      - e. Primary Manufacturing
  - C. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

- 1. Industrial Use Group, Sec. 6.3.6
  - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- 2.5.4.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.5.4.6 <u>General Restrictions</u>. The following restrictions apply to all uses and development in this zone.
  - A. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by specific performance criteria.
  - B. Unless modified by specific performance criteria or Sec. 2.5.4.6.A, land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building.

#### 2.5.5 "C-3" COMMERCIAL ZONE.

- 2.5.5.1 <u>Purpose</u>. This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.
- 2.5.5.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Administrative and Professional Office "34"
    - 2. Alcoholic Beverage Service "33", subject to: Sec. 3.5.4.19.C
    - 3. Animal Service "33", subject to: Sec. 3.5.4.1.A, .B, .C, and .D or Sec. 3.5.4.1.G
    - 4. Automotive Service and Repair "33"
    - 5. Billboard "32", subject to: Sec. 3.5.4.26 and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
    - 6. Building and Grounds Maintenance "33"
    - 7. Communications "34", subject to: Sec. 3.5.4.20.A or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
    - 8. Construction Service "33"
    - 9. Day Care "34"
    - 10. Entertainment "34", subject to: Sec. 3.5.4.4.A, .B, .C, and .D and Sec. 3.5.4.19.C

77

- 11. Financial Service "34"
- 12. Food Service "33", subject to: Sec. 3.5.4.6.C
- 13. Funeral Service "33"
- 14. Medical Service Extended Health Care "34"
- 15. Medical Service Major "34"
- 16. Medical Service Outpatient "34", subject to: Sec. 3.5.4.8.B
- 17. Parking "34"
- 18. Personal Service "33"

Sup. No. 31

- 19. Research and Product Development "34"
- 20. Technical Service "34", subject to: Sec. 3.5.4.16.B
- 21. Trade Service and Repair, Major, "33", subject to: Sec. 3.5.4.15
- 22. Trade Service and Repair, Minor, "33"
- 23. Transportation Service, Land Carrier, "34"
- 24. Travelers' Accommodation, Lodging, "34"
- B. Retail Trade Use Group, Sec. 6.3.10
  - 1. Construction Material Sales "34"
  - 2. Food and Beverage Sales "34"
  - 3. General Merchandise Sales "34", subject to: Sec. 3.5.9.2.A
  - 4. Heavy Equipment Sales "33", subject to: Sec. 3.5.9.3
  - 5. Swap Meets and Auctions "33", subject to: Sec. 3.5.9.4
  - 6. Vehicle Rental and Sales "34", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
  - 1. Civic Assembly "34"
  - 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
  - 3. Cultural Use "34"
  - 4. Educational Use: Elementary and Secondary Schools "34", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
  - 5. Educational Use: Instructional School "34"
  - 6. Educational Use: Postsecondary Institution "34", subject to: Sec. 3.5.3.3
  - 7. Membership Organization "33"
  - 8. Postal Service "34"
  - 9. Protective Service "34"
  - 10. Religious Use "34"

- D. Industrial Use Group, Sec. 6.3.6
  - 1. Craftwork "33"
  - 2. Processing and Cleaning "33"
  - 3. Salvaging and Recycling "33", subject to: Sec. 3.5.5.6.B, .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
  - 4. Salvaging and Recycling, limited to household goods donation center, "33", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, and .K; Sec. 3.5.13.3; and Sec. 3.5.13.4 (Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. 6.3.7
  - 1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. 3.5.13.5
  - 2. Neighborhood Recreation "33"
  - 3. Recreation "34"
- F. Residential Use Group, Sec. 6.3.8
  - 1. Family Dwelling "S"
  - 2. Group Dwelling "33"
  - 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "33", subject to: Sec. 3.5.7.8.C.4 and .D
  - 4. Residential Care Services: Rehabilitation Service children's facilities "33", subject to: Sec. 3.5.7.8.A, .C.1, and .D
  - 5. Residential Care Services: Shelter Care victims of domestic violence "33", subject to: Sec. 3.5.7.8.A, .C.3, and .D
  - 6. Residential Care Services: Rehabilitation Service or Shelter Care "33", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
  - Adult Commercial Services "33"
  - 2. Adult Recreation "33"
  - 3. Adult Retail Trade "33"
- H. Storage Use Group, Sec. 6.3.11
  - 1. Commercial Storage "34", subject to: Sec. 3.5.10.1
  - 2. Personal Storage "34", subject to: Sec. 3.5.10.3.C and .F (Ord No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)

79

- I. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "33", subject to: Sec. 3.5.11.1.A, .E, and .I
- J. Wholesaling Use Group, Sec. 6.3.13
  - 1. Business Supply and Equipment Wholesaling "34"
  - 2. Construction/Heavy Equipment Wholesaling "34"
  - 3. Food and Beverage Wholesaling "34"
- 2.5.5.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Reserved. (Ord. No. 9138, §1, 10/5/98)
  - B. Residential Use Group, Sec. 6.3.8
    - Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Educational Use: Elementary and Secondary Schools "34", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
  - D. Commercial Services Use Group, Sec. 6.3.5
    - 1. Alcoholic Beverage Service Large Bar "33", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Communications "34", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
    - 3. Entertainment Dance Hall "33", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 4. Food Service, limited to a soup kitchen, "33", subject to: Sec. 3.5.4.6.D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 5. Medical Service Outpatient, limited to a blood donor center, "33", subject to: Sec. 3.5.4.8.C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8582, §1, 9/25/95)

(Ord. No. 8813, §1, 3/3/97)

- E. Retail Trade Use Group, Sec. 6.3.10
  - 1. Food and Beverage Sales Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. General Merchandise Sales Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 9293, §1, 9/27/99)

- 2.5.5.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
    - 2. Agricultural Use Group, Sec. 6.3.3
      - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2
  - B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to thirty-three (33) percent of the gross floor area. More than thirty-three (33) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.
    - 1. Industrial Use Group, Sec. 6.3.6
      - a. General Manufacturing
      - b. Heavy Equipment Manufacturing
      - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
      - d. Precision Manufacturing
      - e. Primary Manufacturing
  - C. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

81

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.
- E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

- F. The following is permitted as a Secondary Land Use to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.5.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

#### 2.5.6 "P" PARKING ZONE.

- 2.5.6.1 <u>Purpose</u>. This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.
- 2.5.6.2 <u>Permitted Land Uses</u>. The following Land Use Classes are permitted within this zone, subject to compliance with the development criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Parking "40", subject to: Sec. 3.5.4.12
- 2.5.6.3 <u>Accessory Land Uses</u>. The Land Use Classes permitted within this zone as accessory uses are those permitted under Sec. 3.2.5.

83 Sup. No. 31

- 5. Residential Care Services: Shelter Care victims of domestic violence "35", subject to: Sec. 3.5.7.8.A, .C.3, and .D
- 6. Residential Care Services: Rehabilitation Service or Shelter Care "35", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- F. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
  - 1. Adult Commercial Services "35"
  - 2. Adult Recreation "35"
  - 3. Adult Retail Trade "35"
- G. Storage Use Group, Sec. 6.3.11
  - 1. Commercial Storage "35", subject to: Sec. 3.5.10.1
  - 2. Personal Storage "35", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)
- H. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "35", subject to: Sec. 3.5.11.1.A, .E, and .I
- I. Industrial Use Group, Sec. 6.3.6
  - 1. Salvaging and Recycling, limited to household goods donation center, "35", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, and .K; Sec. 3.5.13.3; and Sec. 3.5.13.4

(Ord. No. 9915, §5, 11/24/03)

- 2.6.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Retail Trade Use Group, Sec. 6.3.10
    - 1. Swap Meets and Auctions "35", subject to: Sec. 3.5.9.4 and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4
    - 2. Food and Beverage Sales Large Retail Establishment "35", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9293, §1, 9/27/99)
    - 3. General Merchandise Sales Large Retail Establishment "35", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9293, §1, 9/27/99)
  - B. Residential Use Group, Sec. 6.3.8

- Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- C. Civic Use Group, Sec. 6.3.4
  - 1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Educational Use: Elementary and Secondary Schools "35", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
- D. Commercial Services Use Group, Sec. 6.3.5
  - 1. Alcoholic Beverage Service Large Bar "35", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Communications "35", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
  - 3. Entertainment Dance Hall "35", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 4. Food Service, limited to a soup kitchen, "35", subject to: Sec. 3.5.4.6.D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 5. Medical Service Outpatient, limited to a blood donor center, "35", subject to: Sec. 3.5.4.8.C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8582, §1, 9/25/95)

(Ord. No. 8813, §1, 3/3/97)

- 2.6.1.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
  - B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to fifty (50) percent of the gross floor area. More than fifty (50) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.
    - 1. Industrial Use Group, Sec. 6.3.6
      - a. General Manufacturing
      - b. Heavy Equipment Manufacturing
      - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 9138, §1, 10/5/98)

88

- d. Precision Manufacturing
- e. Primary Manufacturing
- C. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- F. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.1.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.6.2

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 6. MIXED USE ZONES "OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE

- 2.6.2.1 <u>Purpose</u>. The purpose of this zone is to provide for high-rise development, that serves the community and region, located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.
- 2.6.2.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Commercial Services Use Group, Sec. 6.3.5
    - 1. Administrative and Professional Office "36"

"OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE.

- 2. Alcoholic Beverage Service "36", subject to: Sec. 3.5.4.19.C
- 3. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
- 4. Day Care "36"
- 5. Entertainment "36", subject to: Sec. 3.5.4.4.A, .B, .C, and .D and Sec. 3.5.4.19.C
- 6. Financial Service "36"
- 7. Food Service "36", subject to: Sec. 3.5.4.6.C
- 8. Medical Service Extended Health Care "36", subject to: Sec. 3.5.13.5 (Ord. No. 9138, §1, 10/5/98)
- 9. Medical Service Major "36" (Ord. No. 9138, §1, 10/5/98)
- 10. Medical Service Outpatient "36", subject to: Sec. 3.5.4.8.B (Ord. No. 9138, §1, 10/5/98)
- 11. Parking "36"
- 12. Personal Service "36"
- 13. Technical Service "36"
- 14. Transportation Service, Land Carrier, "36"
- 15. Travelers' Accommodation, Lodging, "36"

(Ord. No. 9138, §1, 10/5/98)

- B. Retail Trade Use Group, Sec. 6.3.10
  - 1. Food and Beverage Sales "36"
  - 2. General Merchandise Sales "36", subject to: Sec. 3.5.9.2.A

90 Sup. No. 31

- 3. Vehicle Rental and Sales "36", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
  - 1. Civic Assembly "36"
  - 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
  - 3. Cultural Use "36"
  - 4. Educational Use: Elementary and Secondary Schools "36", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
  - 5. Educational Use: Postsecondary Institution and Instructional School "36" (Ord. No. 9075, §1, 6/15/98)
  - 6. Membership Organization "36"
  - 7. Postal Service "36"
  - 8. Protective Service "36"
  - 9. Religious Use "36"

(Ord. No. 9075, §1, 6/15/98)

- D. Recreation Use Group, Sec. 6.3.7
  - 1. Recreation "36"
- E. Residential Use Group, Sec. 6.3.8
  - 1. Family Dwelling "X"
  - 2. Group Dwelling "36"
  - 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "36", subject to: Sec. 3.5.7.8.C.4 and .D
  - 4. Residential Care Services: Rehabilitation Service children's facilities "36", subject to: Sec. 3.5.7.8.A, .C.1, and .D
  - 5. Residential Care Services: Shelter Care victims of domestic violence "36", subject to: Sec. 3.5.7.8.A, .C.3, and .D
- F. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
  - 1. Adult Commercial Services "36"
  - 2. Adult Recreation "36"
  - 3. Adult Retail Trade "36"

- G. Storage Use Group, Sec. 6.3.11
  - 1. Commercial Storage "36", subject to: Sec. 3.5.10.1
  - 2. Personal Storage "36", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)
- H. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "36", subject to: Sec. 3.5.11.1.A, .E, and .I
- I. Industrial Use Group, Sec. 6.3.6
  - 1. Salvaging and Recycling, limited to household goods donation center, "36", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, and .K; Sec. 3.5.13.3; and Sec. 3.5.13.4

(Ord. No. 9915, §5, 11/24/03)

- 2.6.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)
  - A. Retail Trade Use Group, Sec. 6.3.10
    - Swap Meets and Auctions "36", subject to: Sec. 3.5.9.4 and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4
    - 2. Food and Beverage Sales Large Retail Establishment "36", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9293, §1, 9/27/99)
    - 3. General Merchandise Sales Large Retail Establishment "36", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9293, §1, 9/27/99)
  - B. Residential Use Group, Sec. 6.3.8
    - Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
  - C. Civic Use Group, Sec. 6.3.4
    - 1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
    - 2. Educational Use: Elementary and Secondary Schools "36", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5 (Ord. No. 9075, §1, 6/15/98)
  - D. Commercial Services Use Group, Sec. 6.3.5
    - 1. Alcoholic Beverage Service Large Bar "36", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

92

- 2. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
- 3. Entertainment Dance Hall "36", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- 4. Food Service, limited to a soup kitchen, "36", subject to: Sec. 3.5.4.6.D and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- 5. Medical Service Outpatient, limited to a blood donor center, "36", subject to: Sec. 3.5.4.8.C and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8582, §1, 9/25/95)

(Ord. No. 8813, §1, 3/3/97)

2.6.2.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

Sup. No. 31 92.1

This page left intentionally blank.

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
  - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
- B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to fifty (50) percent of the gross floor area. More than fifty (50) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. General Manufacturing
    - b. Heavy Equipment Manufacturing
    - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 9138, §1, 10/5/98)
- C. The following are permitted as Secondary Land Uses to Religious Use.
  - 1. Civic Use Group, Sec. 6.3.4
    - a. Cemetery, subject to: Sec. 3.5.3.1.D
  - 2. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- F. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 6. MIXED USE ZONES PLANNED AREA DEVELOPMENT (PAD) ZONE

#### 2.6.3 PLANNED AREA DEVELOPMENT (PAD) ZONE.

2.6.3.1 <u>Purpose</u>. The purpose of the Planned Area Development (PAD) zone is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

### 2.6.3.2 <u>Land Use Regulations</u>.

- A. A PAD zone is a zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council. A PAD zone shall be identified as a Planned Area Development (PAD) District and may have land use regulations different from the zoning regulations applicable to other zoning districts in this Chapter and any other PAD District.
- B. PAD Districts are identified on the City Zoning Maps by the letters "PAD" followed by a number and the name of the District, such as "PAD-1, Williams Addition Planned Area Development (PAD) District," signifying the set of regulations adopted and applicable to that District.
- C. Where a provision in a PAD District varies from the Land Use Code (LUC), the provisions in the PAD District shall govern.

### 2.6.3.3 Establishment of a PAD District.

- A. A PAD District is established through a Type IV Legislative Procedure, Sec. 5.4.2.4.
- B. Each PAD District must be in compliance with the adopted *General Plan* and applicable subregional, area, and neighborhood plans. (Ord. No. 9517, §2, 2/12/01)
  - 1. A separate PAD zone shall be adopted for each PAD District.
  - 2. A PAD District must have the same boundaries as the applicable PAD zone.
- 2.6.3.4 <u>Districts Established</u>. The following PAD Districts are established. The list shall be administratively updated, upon adoption of additional PAD Districts, through the appropriate procedure.
  - A. "PAD-1" Williams Addition. Adopted on June 1, 1981, by Resolution No. 11533.
  - B. "PAD-2" La Entrada. Adopted on February 22, 1982, by Resolution No. 11761.
  - C. "PAD-3" Gateway Center. Adopted on January 17, 1983, by Resolution No. 12133.
  - D. "PAD-4" Rio Nuevo. Adopted on January 12, 1987, by Resolution No. 13903.
  - E. "PAD-5" Tucson Community Center. Adopted on August 3, 1987, by Resolution No. 14130.
  - F. "PAD-6A" Civano. Adopted on October 20, 1997, by Ordinance No. 8970.
  - G. "PAD-7" La Estancia. Adopted on October 11, 1999, by Ordinance No. 9298.
  - H. "PAD-8" Jewish Community Campus. Adopted on February 28, 2000, by Ordinance No. 9345.
- 2.6.3.5 <u>Initiation of a PAD District</u>. A PAD District is initiated by filing an application for a Type IV Legislative Procedure, Sec. 5.4.2.4, with the Planning Department. The application may be filed by the owners of the subject property, an agent for the property owners, or the Mayor and Council. The application will be accepted for processing only if the following requirements are met.

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 6. MIXED USE ZONES "MU" MULTIPLE USE ZONE

- 2. Construction/Heavy Equipment Wholesaling "29", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 3. Food and Beverage Wholesaling "29", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- 2.6.4.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
    - 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
  - B. The following are permitted as Secondary Land Uses to Religious Use.
    - 1. Civic Use Group, Sec. 6.3.4
      - a. Cemetery, subject to: Sec. 3.5.3.1.D
    - 2. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- D. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.4.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

Sup. No. 31

This page left intentionally blank.

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 7. INDUSTRIAL ZONES "P-I" PARK INDUSTRIAL ZONE

#### DIVISION 7. INDUSTRIAL ZONES

#### **SECTIONS:**

- 2.7.1 "P-I" PARK INDUSTRIAL ZONE 2.7.2 "I-1" LIGHT INDUSTRIAL ZONE
- 2.7.3 "I-2" HEAVY INDUSTRIAL ZONE

\_\_\_\_\_

#### 2.7.1 "P-I" PARK INDUSTRIAL ZONE.

- 2.7.1.1 <u>Purpose</u>. This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.
- 2.7.1.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Industrial Use Group, Sec. 6.3.6
    - 1. Craftwork "33", subject to: Sec. 3.5.5.1.B, .D, .E, .F, and .H
    - 2. General Manufacturing "33", subject to: Sec. 3.5.5.1.B, .D, .E, .F, and .H
    - 3. Motion Picture Industry "33", subject to: Sec. 3.5.5.1.A, .B, .D, .E, .F, and .H and Sec. 3.5.5.4
    - 4. Perishable Goods Manufacturing "33", subject to: Sec. 3.5.5.2.A and .B and Sec. 3.5.5.1.B, .D, .E, .F, and .H (Ord. No. 8722, §1, 6/24/96)
    - 5. Precision Manufacturing "33", subject to: Sec. 3.5.5.1.B, .D, .E, .F, and .H
    - 6. Processing and Cleaning "33", subject to: Sec. 3.5.5.1.B, .D, .E, .F, and .H
    - 7. Salvaging and Recycling "33", subject to: Sec. 3.5.5.1.B and Sec. 3.5.5.6.B, .D, and .E (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8864, §1, 4/28/97)

- B. Commercial Services Use Group, Sec. 6.3.5
  - 1. Administrative and Professional Office "33"
  - 2. Communications "33", subject to: Sec. 3.5.4.20.A or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
  - 3. Day Care "33"
  - 4. Financial Service "33"
    - a. Drive-through services are permitted as an outdoor activity.

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 7. INDUSTRIAL ZONES "P-I" PARK INDUSTRIAL ZONE

- 5. Food Service "33", subject to: Sec. 3.5.4.6.A and .C
  - a. Drive-through or drive-in services are permitted as an outdoor activity.
- 6. Medical Service Outpatient "33", subject to: Sec. 3.5.4.8.B
- 7. Parking "33"
- 8. Personal Service "33"
- 9. Research and Product Development "33", subject to: Sec. 3.5.5.1.E, .F, and .H
- 10. Technical Service "33"
- 11. Travelers' Accommodation, Lodging, "33"
- C. Residential Use Group, Sec. 6.3.8
  - 1. Residential Care Services: Shelter Care victims of domestic violence "33", subject to: Sec. 3.5.7.8.A, .C.3, and .D
  - 2. Residential Care Services: Rehabilitation Service or Shelter Care "33", subject to: Sec. 3.5.7.8.A, .C.4, .D, .E, and .F
- D. Retail Trade Use Group, Sec. 6.3.10
  - 1. Vehicle Rental and Sales "33", subject to: Sec. 3.5.9.5.B and .C
- E. Storage Use Group, Sec. 6.3.11
  - 1. Commercial Storage "33", subject to: Sec. 3.5.10.1 and Sec. 3.5.5.1.H
- F. Utilities Use Group, Sec. 6.3.12
  - 1. Distribution System "33", subject to: Sec. 3.5.11.1.A, .B, and .D
- G. Wholesaling Use Group, Sec. 6.3.13
  - 1. Business Supply and Equipment Wholesaling "33", subject to: Sec. 3.5.5.1.H
  - 2. Construction/Heavy Equipment Wholesaling "33", subject to: Sec. 3.5.5.1.H
  - 3. Food and Beverage Wholesaling "33", subject to: Sec. 3.5.5.1.H
- 2.7.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

105 Sup. No. 31

# CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 7. INDUSTRIAL ZONES "P-I" PARK INDUSTRIAL ZONE

- A. Retail Trade Use Group, Sec. 6.3.10
  - 1. Swap Meets and Auctions "33", subject to: Sec. 3.5.9.4 and approval through a Type IV Administrative Procedure, Sec. 5.4.3.4
- B. Residential Use Group, Sec. 6.3.8
  - 1. Residential Care Services: Rehabilitation Service or Shelter Care "33", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .E and approval through a Type V Administrative Procedure, Sec. 5.4.3.5
- C. Commercial Services Use Group, Sec. 6.3.5
  - 1. Communications "33", subject to: Sec. 3.5.4.20.B, .C, and .E.1 or .E.2, or Sec. 3.5.4.20.B, .C, and .E.3, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G

(Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)

- D. Civic Use Group, Sec. 6.3.4
  - 1. Educational Use: Elementary and Secondary Schools, limited to Grades 9 through 12, "34", subject to: Approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9075, §1, 6/15/98)

2.7.1.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

All of the uses listed are subject to Performance Criteria, Sec. 3.5.5.

- A. The following are permitted as Secondary Land Uses to the Land Use Classes permitted from the Wholesaling Use Group, Storage Use Group, and Industrial Use Group, limited to those products that are wholesaled, manufactured, or stored on the premises and further limited to twenty-five (25) percent of the total floor area but not to exceed twenty-five hundred (2,500) square feet.
  - 1. Retail Trade Use Group, Sec. 6.3.10
    - a. Construction Material Sales, subject to: Sec. 3.5.5.1.H
    - b. Food and Beverage Sales, subject to: Sec. 3.5.5.1.H
    - c. General Merchandise Sales, subject to: Sec. 3.5.5.1.H
    - d. Heavy Equipment Sales, subject to: Sec. 3.5.5.1.H
- B. The following is permitted as a Secondary Land Use to Food Service or Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.7.A and .B and Sec. 3.5.4.19.C.
  - 1. Commercial Services Use Group, Sec. 6.3.5
    - a. Alcoholic Beverage Service

- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
- D. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.7.7.
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups and to Educational Uses. (Ord. No. 9915, §6, 11/24/03)
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8864, §1, 4/28/97)

- 2.7.1.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.7.1.6 <u>General Restrictions</u>. The following restrictions apply to all land uses and development in this zone.
  - A. Sec. 3.5.5.5.
  - B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

#### 2.7.2 "I-1" LIGHT INDUSTRIAL ZONE.

- 2.7.2.1 <u>Purpose</u>. This zone provides for industrial uses, that do not have offensive characteristics, in addition to land uses allowed in more restrictive nonresidential zones.
- 2.7.2.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Industrial Use Group, Sec. 6.3.6
    - 1. Craftwork "34", subject to: Sec. 3.5.5.1.B, .F, .G, and .H
    - 2. General Manufacturing "34", subject to: Sec. 3.5.5.1.B, .F, .G, and .H
    - 3. Motion Picture Industry "34", subject to: Sec. 3.5.5.1.A, .B, .E, .F, and .H and Sec. 3.5.5.4
    - 4. Precision Manufacturing "34", subject to: Sec. 3.5.5.1.B, .F, .G, and .H
    - 5. Processing and Cleaning "34", subject to: Sec. 3.5.5.1.B, .F, .G, and .H
    - 6. Salvaging and Recycling "34", subject to: Sec. 3.5.5.6.B and .D (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §6, 11/24/03)
    - 7. Salvaging and Recycling, limited to household goods donation center, "34", subject to: Sec. 3.5.5.6.B and .F; Sec. 3.5.13.3; and Sec. 3.5.13.4

(Ord. No. 8864, §1, 4/28/97; Ord. No. 9915, §6, 11/24/03)

- B. Civic Use Group, Sec. 6.3.4
  - 1. Civic Assembly "34"
  - 2. Cultural Use "34"
  - 3. Educational Use: Instructional School "34"
  - 4. Educational Use: Postsecondary Institution "34"
  - 5. Membership Organization "34"
  - 6. Postal Service "34"
  - 7. Religious Use "34"
- C. Commercial Services Use Group, Sec. 6.3.5
  - 1. Administrative and Professional Office "34"
  - 2. Alcoholic Beverage Service "34", subject to: Sec. 3.5.4.19.C
  - 3. Animal Service "34"
  - 4. Automotive Service and Repair "34"

- 5. Billboard "32", subject to: Sec. 3.5.4.26 and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
- 6. Building and Grounds Maintenance "34"
- 7. Communications "34", subject to: Sec. 3.5.4.20.A or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
- 8. Construction Service "34"
- 9. Day Care "34"
- 10. Entertainment "34", subject to: Sec. 3.5.4.4.A, .B, .C, and .D and Sec. 3.5.4.19.C
- 11. Financial Service "34"
- 12. Food Service "34", subject to: Sec. 3.5.4.6.C
- 13. Funeral Service "34"
- 14. Medical Service Extended Health Care "34"
- 15. Medical Service Major "34"
- 16. Medical Service Outpatient "34", subject to: Sec. 3.5.4.8.B
- 17. Parking "34"
- 18. Personal Service "34"
- 19. Research and Product Development "34"
- 20. Technical Service "34"
- 21. Trade Service and Repair, Major, "34", subject to: Sec. 3.5.4.15
- 22. Trade Service and Repair, Minor, "34"
- 23. Transportation Service, Land Carrier, "34"
- 24. Travelers' Accommodation, Lodging, "34"
- D. Recreation Use Group, Sec. 6.3.7
  - 1. Golf Course "1"
  - Recreation "34"
- E. Residential Use Group, Sec. 6.3.8
  - 1. Residential Care Services: Shelter Care victims of domestic violence "35", subject to: Sec. 3.5.7.8.A, .C.3, and .D

- E. Industrial Use Group, Sec. 6.3.6
  - Perishable Goods Manufacturing "34", subject to: Sec. 3.5.5.1 and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 9634, §2, 12/10/01)

- 2.7.2.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)
  - A. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.7.7.
  - B. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.4.
  - C. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups to Educational Use, and to Religious Use. (Ord. No. 9915, §6, 11/24/03)
    - 1. Industrial Use Group, Sec. 6.3.6
      - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

- 2.7.2.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.7.2.6 <u>General Restrictions</u>. The following restrictions apply to all land uses and development in this zone.
  - A. Sec. 3.5.5.5.
  - B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

#### 2.7.3 "I-2" HEAVY INDUSTRIAL ZONE.

- 2.7.3.1 <u>Purpose</u>. This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.
- 2.7.3.2 <u>Permitted Land Uses</u>. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.
  - A. Industrial Use Group, Sec. 6.3.6
    - 1. Craftwork "35", subject to: Sec. 3.5.5.1
    - 2. General Manufacturing "35", subject to: Sec. 3.5.5.1
    - 3. Heavy Equipment Manufacturing "35", subject to: Sec. 3.5.5.1
    - 4. Motion Picture Industry "35", subject to: Sec. 3.5.5.1
    - 5. Perishable Goods Manufacturing "35", subject to: Sec. 3.5.5.1 and Sec. 3.5.5.2.A and .B (Ord. No. 8722, §1, 6/24/96)
    - 6. Precision Manufacturing "35", subject to: Sec. 3.5.5.1
    - 7. Processing and Cleaning "35", subject to: Sec. 3.5.5.1
    - 8. Salvaging and Recycling "35", subject to: Sec. 3.5.5.6.B and .D (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §6, 11/24/03)
    - 9. Salvaging and Recycling, limited to household goods donation center, "35", subject to: Sec. 3.5.5.6.B and .F; Sec. 3.5.13.3; and Sec. 3.5.13.4

(Ord. No. 8582, §1, 9/25/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9915, §6, 11/24/03)

- B. Commercial Services Use Group, Sec. 6.3.5
  - 1. Administrative and Professional Office "35"
  - 2. Automotive Service and Repair "34" (Ord. No. 9138, §1, 10/5/98)
  - 3. Billboard "32", subject to: Sec. 3.5.4.26 and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
  - 4. Building and Grounds Maintenance "35"
  - 5. Communications "35", subject to: Sec. 3.5.4.20.A or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
  - 6. Day Care "35"
  - 7. Financial Service "35"
  - 8. Food Service "35"

2. Correctional Use - Jail or Prison "35", subject to: Sec. 3.5.3.4.B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, and 10 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3; or

Correctional Use - Jail or Prison "35", subject to: Sec. 3.5.3.4.B.1, .6.b, .7, .8, .9, .10, Sec. 3.5.3.4.C, and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8722, §1, 6/24/96; Ord. No. 9239, §1, 6/14/99)

- C. Commercial Services Use Group, Sec. 6.3.5
  - 1. Alcoholic Beverage Service Large Bar "36", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 2. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .E.1 or .E.2, or Sec. 3.5.4.20.B, .C, and .E.3, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)
  - 3. Entertainment Dance Hall "36", subject to: Sec. 3.5.4.19.B and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
  - 4. Medical Service Outpatient, limited to a blood donor center, "34", subject to: Sec. 3.5.4.8.C and approval through a Type I Administrative Procedure, Sec. 5.4.3.1
  - 5. Transportation Service, Air Carrier, "35", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8722, §1, 6/24/96)

(Ord. No. 8722, §1, 6/24/96; Ord. No. 8813, §1, 3/3/97))

D. Industrial Use Group, Sec. 6.3.6

All of the uses listed below must be at least three hundred (300) feet from any nonindustrial zone, except where the use of the nonindustrially zoned property is railroad or freeway right-of-way, and are subject to any other conditions listed for the use.

- 1. Extraction "35", subject to: Sec. 3.5.5.3 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- 2. Hazardous Material Manufacturing "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8722, §1, 6/24/96)
- 3. Perishable Goods Manufacturing "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8722, §1, 6/24/96)
- 4. Primary Manufacturing "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 8722, §1, 6/24/96)
- 5. Refining "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3
- 6. Salvaging and Recycling "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3 (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8582, §1, 9/25/95; Ord. No. 8722, §1, 6/24/96)

#### E. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "35", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .E and approval through a Type V Administrative Procedure, Sec. 5.4.3.5

(Ord. No. 8722, §1, 6/24/96)

- F. Storage Use Group, Sec. 6.3.11
  - 1. Hazardous Material Storage "35", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8722, §1, 6/24/96)

G. Utilities Use Group, Sec. 6.3.12

All of the uses listed below must be at least three hundred (300) feet from any nonindustrial zone, except where the use of the nonindustrially zoned property is railroad or freeway right-of-way, and are subject to any other conditions listed for the use.

1. Sanitation System "35", subject to: Sec. 3.5.5.1 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8582, §1, 9/25/95; Ord. No. 8722, §1, 6/24/96)

- H. Wholesaling Use Group, Sec. 6.3.13
  - 1. Hazardous Material Wholesaling "35", subject to: Approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 8722, §1, 6/24/96)

**Editor's Note:** Sec. 2.7.3.3.F, .G, and .H, as added by Ord. No. 8722, §1, was adopted by Mayor and Council on June 24, 1996. As a result of these additions, these subsections and the remaining Land Use Groups and Classes within this Section were realphabetized and renumbered for consistency with the remainder of the Code.

- I. Retail Trade Use Group, Sec. 6.3.10
  - 1. General Merchandise Sales Large Retail Establishment "35", subject to: Sec. 3.5.9.7 and approval through a Type III Legislative Procedure, Sec. 5.4.2.3

(Ord. No. 9293, §1, 9/27/99)

2.7.3.4 <u>Secondary Land Uses</u>. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

All land uses listed are to comply with Performance Criteria, Sec. 3.5.5.

- A. Commercial Services Use Group, Sec. 6.3.5
  - 1. Medical Service Major
  - 2. Medical Service Outpatient
- B. Retail Trade Use Group, Sec. 6.3.10
  - 1. Food and Beverage Sales
- C. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.7.7.
- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.4.
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups.
  - 1. Industrial Use Group, Sec. 6.3.6
    - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- 2.7.3.5 <u>Accessory Land Uses</u>. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.
- 2.7.3.6 <u>General Restrictions</u>. The following restrictions apply to all land uses and development in this zone.
  - A. Sec. 3.5.5.5.
  - B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

This page left intentionally blank.

#### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 8. OVERLAY ZONES AIRPORT ENVIRONS ZONE (AEZ)

- 4. Industrial Use Group.
  - a. Craftwork.
  - b. Extraction.
  - c. General Manufacturing.
  - d. Heavy Equipment Manufacturing.
  - e. Perishable Goods Manufacturing.
  - f. Precision Manufacturing.
  - g. Primary Manufacturing.
  - h. Salvaging and Recycling. (Ord. No. 9915, §7 11/24/03)
- 5. Recreation Use Group.
  - a. Golf Course.
  - b. Open Space.
- 6. Retail Trade Use Group.
  - a. Heavy Equipment Sales.
  - Vehicle Rental and Sales.
- 7. Storage Use Group.
  - a. Commercial Storage.
  - b. Personal Storage.
- 8. Utilities Use Group.
  - a. Distribution System.
  - b. Generating System.
- 9. Wholesaling Use Group.
  - a. Business Supply and Equipment Wholesaling.
  - b. Construction/Heavy Equipment Wholesaling.
  - c. Food and Beverage Wholesaling.
- 10. Development within the Approach-Departure Corridor (ADC) is limited to 0.50 FAR, and no more than twenty (20) employees for every acre of lot area may be accommodated by intention or in fact.

#### CITY OF TUCSON LAND USE CODE ARTICLE II. ZONES DIVISION 8. OVERLAY ZONES AIRPORT ENVIRONS ZONE (AEZ)

#### C. Prohibited Uses.

- 1. Civic Use Group.
  - a Civic Assembly.
  - b. Educational Uses, Elementary and Secondary Schools.
  - c. Religious Use.
- Commercial Services Use Group.
  - a. Alcoholic Beverage Service (Large Bar).
  - b. Day Care.
  - c. Entertainment (Dance Hall).
  - d. Medical Service Extended Health Care.
  - e. Medical Service Major.
  - f. Transportation Service, Air Carrier.
- 3. Industrial Use Group.
  - a. Hazardous Material Manufacturing.
  - b. Refining.
- 4. Residential Use Group, unless the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990.
  - a. Residential clustering options as described in Sec. 3.6.1, Residential Cluster Project (RCP), are not permitted.
  - b. Minimum lot area per dwelling unit is one hundred forty-four thousand (144,000) square feet.
- 5. Storage Use Group.
  - a. Hazardous Material Storage.
- 6. Wholesaling Use Group.
  - a. Hazardous Material Wholesaling.

# CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

#### DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

#### **SECTIONS:**

3.3.1	PURPOSE
3.3.2	APPLICABILITY
3.3.3	GENERAL PROVISIONS
3.3.4	REQUIRED NUMBER OF MOTOR VEHICLE AND BICYCLE PARKING SPACES
3.3.5	MIXED USE PARKING REQUIREMENTS
3.3.6	EXCEPTIONS
3.3.7	DESIGN CRITERIA
3.3.8	REDUCTIONS IN REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES

**PURPOSE.** This Division establishes minimum requirements for motor vehicle and bicycle parking to ensure that such facilities are consistent with the objectives of the *General Plan*. As part of a balanced transportation system, these regulations are intended to promote public safety and environmental quality. Specifically, these regulations are intended to:

- Ensure sufficient off-street motor vehicle and bicycle parking facilities by establishing minimum parking requirements for land uses.
- Reduce excessive off-street parking by encouraging the shared use of vehicular use areas and the use of public transit.
- Promote pedestrian safety by separating vehicular use areas from pedestrian areas.
- Encourage safe, convenient, and efficient design of motor vehicle and bicycle parking spaces, circulation, and access areas.
- Improve air quality by requiring paving of vehicular use areas.
- **3.3.2 APPLICABILITY.** The provisions of this Division apply to:
- 3.3.2.1 New development.
- 3.3.2.2 New uses locating in an existing development, as required in Sec. 3.3.3.11.
- 3.3.2.3 Any expansion of an existing use or any addition of a new use to an existing development, as required in Sec. 3.3.3.12.
- 3.3.3 GENERAL PROVISIONS.
- 3.3.3.1 <u>Land Use Groups and Classes</u>. The specific Land Use Groups and Classes listed in Sec. 3.3.4 are defined in Article VI.
- 3.3.3.2 <u>Parking Required for Uses Not Listed.</u> Required parking for uses not listed in this Division shall be determined by the Zoning Administrator based on similarity to a listed use.
- 3.3.3.3 <u>Multiple Principal Uses</u>. Where there are multiple principal uses in a development and the provisions of Sec. 3.3.5, Mixed Use Parking Requirements, do not apply, the sum of the number of parking spaces required for the individual uses applies.

# CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

- 3.3.3.4 <u>Location Requirements</u>. Listed with the required parking are the initials SB (Same Block) or SA (Same or Another Block). These initials refer to location requirements for the off-street parking. (Refer to Sec. 3.3.7.1.)
- 3.3.3.5 <u>Bicycle Parking Requirements.</u> The number of required bicycle parking spaces is calculated as a percentage of the total number of motor vehicle parking spaces provided. If the calculated number of required bicycle parking spaces is less than two (2), the minimum number of required spaces is two (2). For an explanation of Class 1 and Class 2 bicycle parking spaces, see Development Standard 2-09.0 and Sec. 6.2.3.
- 3.3.3.6 <u>Parking for the Physically Disabled</u>. Off-street parking spaces for the physically disabled shall be provided as required by the Uniform Building Code, as amended.
- 3.3.3.7 <u>Calculation of Required Motor Vehicle Parking Spaces</u>. The number of parking spaces required under Sec. 3.3.4 for a use is calculated based on the particular characteristics of the use. Depending upon the basis used in Sec. 3.3.4 to calculate the required number of motor vehicle parking spaces, the following methods shall be used to calculate the required number of motor vehicle parking spaces.
  - A. Based on Fixed Seats. Use the total number of fixed seats to calculate the requirement. The number of fixed seats or, if individual seats are not provided, each eighteen (18) lineal inches of benches, pews, or similar seating facilities is considered one (1) seat.
  - B. Based on Bedrooms. Use the total number of bedrooms to calculate the requirement.

(Ord. No. 9364, §1, 3/27/00; Ord. No. 9906, §2, 10/13/03)

- C. Based on Gross Floor Area (GFA). Use the total GFA of all applicable land uses within the development site, plus the area of any outdoor areas necessary to provide the service to the public or conduct the activity, such as outdoor eating areas or outdoor areas occupied by fixtures and equipment used for display or sale of merchandise, to calculate the requirement. The calculation does not include vehicular use areas, automobile display areas, or other outdoor areas used for nonpublic purposes. Where such areas are identified on a site plan but are not defined, the Zoning Administrator shall determine the extent of the area. (Ord. No. 8653, §1, 2/26/96)
- D. *Based on the Number of Residents*. Use the total number of residents for which the facility is authorized to calculate the requirement.
- E. *Based on the Number of Students*. Use the total number of students for which the facility is designed to calculate the requirement.
- 3.3.3.8 <u>Fractional Amounts</u>. When the final result of the calculation of required motor vehicle and bicycle parking spaces results in a fractional number, a fraction of one-half (½) or more is adjusted to the next higher whole number, and a fraction of less than one-half (½) is adjusted to the next lower whole number.

217

# CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS ON 2. MOTOR WELLOLE AND RICYCLE DARWING REQUIRE

## DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

#### LAND USE GROUP/CLASS

## OFF-STREET PARKING AND BICYCLE FACILITIES REQUIRED

Transportation Service, Land Carrier

Motor Vehicle: SA. One (1) space per two hundred (200) sq. ft.

GFA of office area.

**Bicycle:** None (0) required.

Travelers' Accommodation, Campsite

**Motor Vehicle:** SB. One (1) space per campsite to be located at or in close proximity to the campsite plus one space per three hundred (300) sq. ft. GFA to be grouped together in close proximity

to common use facilities.

**Bicycle:** Two (2) percent - all Class 2.

Travelers' Accommodation, Lodging

**Motor Vehicle:** SB. One (1) space per rental unit.

Bicycle: Eight (8) percent - seventy-five (75) percent Class 1 and

twenty-five (25) percent Class 2.

INDUSTRIAL USE GROUP

<u>Craftwork</u> Extraction

General Manufacturing

<u>Hazardous Material Manufacturing</u> <u>Heavy Equipment Manufacturing</u>

Motion Picture Industry

Perishable Goods Manufacturing

Precision Manufacturing Primary Manufacturing

Processing and Cleaning

Refining

**Motor Vehicle:** SA. One (1) space per five hundred (500) sq. ft.

Bicycle: Eight (8) percent - ninety (90) percent Class 1 and ten

(10) percent Class 2.

Salvaging and Recycling (Ord. No. 9915,

§8, 11/24/03)

**Motor Vehicle:** SA. One (1) space per five thousand (5,000) sq. ft. of lot area plus one (1) space per two hundred fifty (250) sq. ft.

of sales and office area. **Bicycle:** None (0) required.

**Household Goods Donation Center** 

(Ord. No. 9915, §8, 11/24/03)

**Motor Vehicle:** SA. One (1) space per two hundred fifty (250) sq. ft. GFA.

**Bicycle:** Eight (8) percent – all Class 2.

RECREATION USE GROUP

Motor Vehicle: SB. One (1) space per fifty (50) sq. ft. GFA.

Bicycle: Fifteen (15) percent - all Class 2.

Golf Course Motor Vehicle: SB. Thirty-six (36) spaces per nine (9) holes.

**Bicycle:** None (0) required.

Driving Range Motor Vehicle: SB. One (1) space per fixed tee.

Bicycle: Two (2) percent - all Class 2.

Neighborhood Recreation; Recreation Motor Vehicle: SB. One (1) space per fifty (50) sq. ft. GFA.

**Bicycle:** Fifteen (15) percent - all Class 2.

Arcade/Game Room Motor Vehicle: SB. One (1) space per seventy-five (75) sq. ft.

GFA.

**Bicycle:** Fifteen (15) percent - all Class 2.

### CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS

DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE GROUP/CLASS OFF-STREET PARKING AND BICYCLE

FACILITIES REQUIRED

Athletic Fields Motor Vehicle: SB. Fifteen (15) spaces per field.

**Bicycle:** Fifteen (15) percent - all Class 2.

Batting Cage Motor Vehicle: SB. One (1) space per batting cage.

**Bicycle:** Fifteen (15) percent – all Class 2.

(Ord. No. 9517, §3, 2/12/01)

Billiard/Pool Halls Motor Vehicle: SB. One (1) space per two hundred (200) sq. ft.

GFA.

**Bicycle:** Eight (8) percent - fifty (50) percent Class 1 and fifty

(50) percent Class 2.

Bowling Alley Motor Vehicle: SB. Five (5) spaces per lane.

Bicycle: Four (4) percent - fifty (50) percent Class 1 and fifty (50)

percent Class 2.

Court - Basketball or Volleyball Motor Vehicle: SB. Five (5) spaces per court or three (3) spaces

per half court, if only a half court is provided. **Bicycle:** Fifteen (15) percent - all Class 2.

Court - Tennis or Racquetball Motor Vehicle: SB. Two (2) spaces per court.

**Bicycle:** Fifteen (15) percent - all Class 2.

Health/Exercise Club/Gymnasium Motor Vehicle: SB. One (1) space per seventy-five (75) sq. ft.

GFA.

**Bicycle:** Eight (8) percent - fifty (50) percent Class 1 and fifty

(50) percent Class 2.

Miniature Golf Course Motor Vehicle: SB. One (1) space per tee plus one (1) space per

seventy-five (75) sq. ft. GFA.

Bicycle: Fifteen (15) percent - all Class 2.

Rifle and Pistol Range Motor Vehicle: SB. One (1) space per firing lane.

**Bicycle:** None (0) required.

Rodeo Arena Motor Vehicle: SB. One (1) space per two thousand five hundred

(2,500) sq. ft. of lot area minus the main arena area.

Bicycle: None (0) required.

Skating Rink Motor Vehicle: SB. One (1) space per two hundred (200) sq. ft.

GFA.

Bicycle: Fifteen (15) percent - all Class 2.

Swimming Pool Motor Vehicle: SB. None (0) required, if water surface area is

225

less than one thousand (1,000) sq. ft.; one (1) space per one hundred twenty-five (125) sq. ft. of entire pool, if water surface area is one

thousand (1,000) sq. ft. or more.

Bicycle: Fifteen (15) percent - all Class 2.

# CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

#### LAND USE GROUP/CLASS

## OFF-STREET PARKING AND BICYCLE FACILITIES REQUIRED

#### RESIDENTIAL USE GROUP

**Bicycle:** Eight (8) percent for multifamily projects of four (4) or more units - fifty (50) percent Class 1 and fifty (50) percent Class 2.

<u>Family Dwelling; Mobile Home</u> <u>Dwelling</u> **Motor Vehicle:** SB. The number of parking spaces required is based on the following:

Single-Family and Mobile Home Dwellings

Two (2) spaces per dwelling unit plus visitor parking required at a ratio of one-fourth (0.25) space per unit, unless on-street parking is available on both sides of the street on which the lot fronts. Single-family dwellings in the R-1 zone only are subject to the additional parking set forth in Sec. 3.5.7.1.G and .H as required by Sec. 2.3.4.A.2 and .4. (Ord. No. 9906, §2, 10/13/03)

Multifamily Dwellings 0-70 units/acre

The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows:

Studio, less than

400 sq. ft. GFA 1.00 space per dwelling unit

Studio, more than 400 sq. ft. GFA,

and One Bedroom 1.50 spaces per dwelling unit

Two Bedrooms 2.00 spaces per dwelling unit

Three Bedrooms 2.25 spaces per dwelling unit

Four or More Bedrooms 2.50 spaces per dwelling unit

(Ord. No. 9421, §1, 7/10/00)

Multifamily Dwellings Over 70 units/acre 1.25 spaces per dwelling unit

Projects of any density for the elderly or the physically disabled

0.75 space per dwelling unit

**Group Dwelling** 

**Motor Vehicle:** SB. One-half (0.5) space per resident plus two (2) spaces for the resident family.

**Bicycle:** One-half (0.5) space per resident - seventy-five (75)

percent Class 1 and twenty-five (25) percent Class 2.

Dormitory, Fraternity, or Sorority

**Motor Vehicle:** SB. Seven-tenths (0.7) space per resident. On projects where rent/lease of space is by the bedroom, the requirement is 0.85 space per bedroom or 2.00 spaces per dwelling unit, whichever is greater.

**Bicycle:** One (1) space per resident – seventy-five (75) percent Class 1 and twenty-five (25) percent Class 2.

(Ord. No. 9421, §1, 7/10/00)

# CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS

### DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE GROUP/CLASS

OFF-STREET PARKING AND BICYCLE

**FACILITIES REQUIRED** 

Residential Care Services

Motor Vehicle: SB.

1 - 5 Residents

Three (3) spaces.

6 - 10 Residents

Four (4) spaces.

11 - 15 Residents

Five (5) spaces.

16 - 20 Residents

Six (6) spaces.

21 or more Residents

One (1) space per two (2) beds.

**Bicycle:** Four (4) percent - all Class 2.

RETAIL TRADE USE GROUP

Construction Material Sales Food and Beverage Sales

Heavy Equipment Sales
General Merchandise Sales

**Motor Vehicle:** SB. One (1) space per two hundred (200) sq. ft. GFA. **Bicycle:** Eight (8) percent - fifty (50) percent Class 1 and fifty

(50) percent Class 2.

Furniture, Carpet, or Appliance Store

Motor Vehicle: SB. One (1) space per four hundred (400) sq. ft.

GFA.

**Bicycle:** Eight (8) percent - fifty (50) percent Class 1 and fifty

(50) percent Class 2.

(Ord. No. 9517, §3, 2/12/01)

Gasoline Sales - Retail Motor Vehicle: SB. One (1) space per employee but not less than

two (2) spaces.

Bicycle: None (0) required.

Video Tape Rental/Sales Motor Vehicle: SB. One (1) space per one hundred (100) sq. ft.

GFA.

**Bicycle:** Ten (10) percent - all Class 2.

Swap Meets/Auctions (Indoor) Motor Vehicle: SB. One (1) space per one hundred (100) sq. ft.

GFA.

**Bicycle:** Eight (8) percent - all Class 2.

Swap Meets/Auctions (Outdoor) Motor Vehicle: SB. One (1) space per one hundred (100) sq. ft.

of swap meet site area, excluding vehicular use areas.

**Bicycle:** Two (2) percent - all Class 2.

<u>Vehicle Rental and Sales</u> **Motor Vehicle:** SB. One (1) space per two hundred fifty (250) sq.

227

ft. GFA plus one (1) space per ten thousand (10,000) sq. ft. of gross

lot area.

**Bicycle:** Four (4) percent - all Class 1.

#### CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS DIVISION 5. PERFORMANCE CRITERIA

- D. Manufacturing uses shall be conducted wholly within completely enclosed buildings. (Ord. No. 8864, §1, 4/28/97)
- E. All work and activity in connection with, and secondary to, a manufacturing use, such as loading and unloading areas, docks, and platforms, shall be located entirely within a building or an area on the lot which is enclosed on all sides by a solid wall or fence six (6) feet in height. Such loading and unloading areas, docks, and platforms shall be located as far from any surrounding residential uses or zones as is reasonably possible.
- F. The manufacturing and allied uses and activities shall be conducted in conformance with the following performance standards:
  - 1. *Noise*. The sound level of any individual operation shall not exceed the levels permitted in Chapter 11, Noise Ordinance, of the Tucson Code.
  - 2. *Smoke*. Smoke emission from any source is not permitted to exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted which is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, is the standard.
  - 3. *Glare or Heat*. Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines.
  - 4. *Odors*. Emission of odorous gases or other odorous matter is not permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.
  - 5. *Vibration*. No vibration is permitted which is discernible beyond the property lines to the human sense of feeling for a duration of three (3) minutes or more in any one (1) hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of thirty (30) seconds or more in any one (1) hour between the hours of 7:00 p.m. and 7:00 a.m.
  - 6. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution. No emission is permitted which can cause damage to health, animals, vegetation, or other forms of property or which can cause any excessive soiling of the air.
  - 7. Liquids and Solid Waste. No waste shall be discharged into the streets, drainageways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system which might endanger the normal operation of the public sewage system.
  - 8. *Illumination*. Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Outdoor Lighting Code in Chapter 6 of the Tucson Code.
- G. Soap manufacturing is limited to cold process only.
- H. Outdoor storage, when permitted, shall not be located in a street perimeter yard. Outdoor storage areas shall be screened in accordance with Article III, Division 7, Landscaping and Screening Regulations. No materials or products shall be stacked or stored to exceed the height of the screen within fifty (50) feet of an adjoining residential zone or street. Outdoor display of finished products is permitted within a street perimeter yard in an area limited to ten (10) percent of the site area or ten thousand (10,000) square feet, whichever is less. Such display area may not encroach into required landscape buffer areas. Outdoor storage in the P-I zone is limited to twenty-five (25) percent of the site area. (Ord. No. 8582, §1, 9/25/95)

#### 3.5.5.2 Perishable Goods Manufacturing.

- A. The manufacturing of fish or meat products, sauerkraut, sugar beets, vinegar, and yeast and the rendering or refining of fats and oils are not allowed.
- B. Slaughterhouses, meat packing plants, fertilizer yards, and plants for the reduction of animal matter are not allowed.
- C. The building setback shall be at least three hundred (300) feet from any property line.
- D. The area devoted to the Secondary Land Use is limited to a maximum of thirty-three (33) percent of the gross floor area.
- E. The Secondary Land Use is limited to baked goods and confectionery products.
- F. The Secondary Land Use is limited to the manufacturing of beer, "microbrewery."
- G. The area devoted to the Secondary Land Use does not exceed twenty-five (25) percent of the gross floor area or one thousand (1,000) square feet, whichever is less.
- H. The products manufactured on site are sold at retail on the premises.

(Ord. No. 8653, §1, 2/26/96)

#### 3.5.5.3 Extraction.

- A. The use shall be set back at least three hundred (300) feet from any property line, except that the use may be closer than three hundred (300) feet to an abutting I-2 zoned parcel with the written consent of the owner of the abutting property. (Ord. No. 8932, §1, 9/2/97)
- B. The generation of dust shall be minimized.
- 3.5.5.4 <u>Motion Picture Industry</u>. Buildings and structures must be set back at least one hundred (100) feet from the boundary of the site.

#### 3.5.5.5 Radioactive Materials Restrictions.

- A. Manufacturing activities involving the use, storage, or disposal of radioactive material are expressly prohibited, except as allowed below.
- B. Radioactive material, which does not become an integral part of the manufactured product or is exempt from the licensing requirements of, or is permitted under, a general license issued by the Arizona Atomic Energy Commission or its legally established successor, may be used, stored, or disposed of as part of a manufacturing activity.
- C. Radioactive material may be used in medical diagnosis and therapy or in medical, educational, or industrial research and development.

#### 3.5.5.6 Salvaging and Recycling.

- A. Salvaging and Recycling is limited to recycling collection bins only. (Ord. No. 9915, §9, 11/24/03)
- 3. All salvaging and recycling activities and storage are to occur within an enclosed building. (Ord. No. 9915, §9, 11/24/03)

- C. Salvaging and Recycling is limited to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper. (Ord. No. 9915, §9, 11/24/03)
- D. Junkyards; salvaging of motorized vehicles, such as cars, trucks, airplanes, and similar vehicles; salvaging of hazardous materials; and landfills are not permitted.
- E. Salvaging and Recycling is restricted to collection of recycling materials. (Ord. No. 9915, §9, 11/24/03)
- F. In addition to the requirements of Sec. 3.7.3, Landscaping and Screening Regulations, there must be a screen wall at least six (6) feet in height between this use and any residential zone.
- G. The household goods donation center must be located in a permanent building staffed by an attendant who remains on the premises during the center's hours of operation.
- H. Security procedures or physical barriers must be provided to prevent after-hours drop-off of donated items and to prohibit nighttime access to these items.
- I. The applicant must submit a security management plan, which describes the operation of the center, to the Zoning Administrator for review and approval. The plan must include: the days and hours of operation for the center; descriptions of the planned security procedures and/or physical barriers planned to prohibit both vehicular access when the center is closed and outside storage when the center is closed; the outdoor lighting schematic; and the operational procedures planned to implement the security management plan. Any changes or amendments to the security management plan must be filed with and approved by the Zoning Administrator. Should a zoning violation be reported at the site regarding a failure to comply with the security plan, the Zoning Administrator can require revisions to the security management plan to address the violation. If the violation is not abated following notice and a period of at least ten (10) days to complete the abatement, the Zoning Administrator may order that the operation of the center be suspended until a revised plan is approved. An order of suspension from the Zoning Administrator may be appealed to the Board of Adjustment provided the appeal is filed within five (5) days of the date of the order. If an order of suspension is appealed, the order shall be stayed pending completion of the proceedings by the Board of Adjustment.
- J. Signs must be posted on the site providing the days and hours of operation and stating that donations are not to be left after the center has closed.
- K. One (1) drive-through service lane may be provided for customer drop-off of donated items.
- L. The household goods donation center must be located on, and have access from, either a street designated as an arterial street in the *Major Streets and Routes Plan (MS&RP)* or a local street in a commercial or industrial park which has direct access to an arterial street.

(Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §9, 11/24/03)

#### 3.5.5.7 Craftwork Manufacturing.

- A. The area devoted to the Secondary Land Use does not exceed twenty-five (25) percent of the gross floor area or one thousand (1,000) square feet, whichever is less.
- B. The products manufactured on site are sold at retail on the premises.
- C. The products manufactured on site are limited to leathercraft, jewelry, and clothing.

(Ord. No. 8653, §1, 2/26/96)

#### 3.5.6 RECREATION USE GROUP.

#### 3.5.6.1 Secondary Uses to Golf Course.

- A. Alcoholic Beverage Service.
  - 1. Allowed only as part of, and in conjunction with, a Food Service use, provided all requirements for dispensing alcoholic beverages listed for Food Service, Sec. 3.5.6.1.B, are complied with.
  - 2. The Alcoholic Beverage Service area may not have a separate outside entrance. Access must be through the Food Service use area.

#### B. Food Service.

- The Food Service establishment must have kitchen facilities for keeping, cooking, and preparing foods for meals.
- 2. Food Service establishments with at least seventy-five (75) seats for dining at regularly available tables may operate a cocktail lounge or bar to sell all spirituous liquors for on-premises consumption.
- C. Personal Service and General Merchandise Sales.
  - 1. Personal Service and General Merchandise Sales must be integrated into the main building associated with the principal use, such as a clubhouse or registration office. Access shall be from within such main building.
  - 2. No sign associated with the Personal Service or General Merchandise Sales shall be visible from the exterior of the building.
  - 3. General Merchandise Sales is limited to the sale of items related to the principal use only.
- D. In addition to Sec. 3.5.6.1.A, .B, and .C, the following requirements apply.
  - 1. The minimum distance to any public street is one hundred (100) feet.
  - 2. Outside entrances must not face any public street.
  - 3. The use is operated for the convenience of the users of the Golf Course.

#### 3.5.6.2 Reserved.

#### 3.5.6.3 Golf Course Requirements.

- A. Minimum number of holes: Nine (9).
- B. Minimum distance between a tee and its hole: Seventy-five (75) feet.
- C. Minimum distance of tees and cups to any property line: One hundred (100) feet.
- D. Driving range shall be placed so that flying balls are directed toward the interior of the site.
- E. Also subject to Sec. 3.5.13.3 and Sec. 3.5.13.5.
- 3.5.6.4 Recreation. The minimum setback is one hundred (100) feet.

#### 3.5.7 RESIDENTIAL USE GROUP.

#### 3.5.7.1 Family Dwelling.

- A. Both dwellings must be under the same ownership and on the same parcel.
- B. Both dwellings must comply with the development criteria listed for the assigned Development Designator.
- C. One (1) dwelling must be at least twenty-five (25) percent smaller than the other dwelling.
- D. The dwellings may be attached or detached.
- E. A manufactured housing unit shall not be considered a dwelling for the purposes of this Section, unless it is located in a subdivision recorded after January 1, 1982, and not located in a resubdivision of any subdivision recorded prior to January 1, 1982. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9443, §2, 11/27/00)
- F. A manufactured housing unit shall not be considered a dwelling for the purposes of this Section, unless the following criteria are met or a subdivision plat that has been clearly identified for manufactured housing has been approved and permits for manufactured homes have been issued for twenty-five (25) percent or more of the lots prior to November 27, 2000.
  - 1. It is placed on an excavated and backfilled foundation (ground set). If the home is located in a floodplain, the bottom of the lowest floor joist will be a minimum of one (1) foot above the one hundred (100) year/base flood elevation, and the foundation of the home shall be placed on the fill.
  - 2. No more than eight (8) inches of perimeter skirting wall shall be visible from the street frontage of the property. The perimeter skirting wall shall match the exterior color of the home.
  - 3. The exterior siding materials shall be either hardboard, vinyl, or stucco.
  - 4. Concrete or masonry steps shall be provided for the entry on the street side of the dwelling.
  - 5. All entry doors on the street side of the dwelling shall be inward-swinging doors.
  - 6. The roofing style and materials shall be either flat roof (Pueblo), steel rib roof, or shingle or tile roof with a 3:12 roof pitch or greater. All pitched roofs, except those that are disguised by a parapet, shall have a minimum six (6) inch eave on all sides of the dwelling.
- G. For any new single family dwelling in the R-1 zone with five (5) bedrooms, three (3) parking spaces are required. For every bedroom over five (5), one additional space is required for each bedroom.
- H. For all single family dwellings in the R-1 zone with five (5) or more bedrooms, and for all lots containing two (2) or more single family dwellings, with the second dwelling having more than one bedroom, all parking and maneuvering must be located on-site, either in a side or rear perimeter yard. The vehicular use area must be improved, which includes surfacing, striping, and provision of barriers, in conformance with Development Standard 3-05.0. Parking spaces may not be located in a vehicular use area in any front street perimeter yard.

(Ord. No. 9443, §2, 11/27/00; Ord. No. 9906, §3, 10/13/03)

- 3.5.7.2 <u>Home Occupation: General Application.</u> (Definition, Sec. 6.2.8) Home occupations require approval through a Type I Administrative Procedure, Sec. 5.4.3.1, and are subject to the following.
  - A. A home occupation shall be clearly secondary to the residential use of the dwelling.

Sup. No. 31 272.1

#### CITY OF TUCSON LAND USE CODE ARTICLE III. DEVELOPMENT REGULATIONS DIVISION 5. PERFORMANCE CRITERIA

- B. A home occupation shall be conducted in such a manner that it is compatible with the residential character of the neighborhood in which it is located.
- C. No more than twenty-five (25) percent of all buildings on the lot may be devoted to the home occupation. A detached accessory building of not more than two hundred (200) square feet in area may be used for such home occupation.
- D. Persons other than those residing in the dwelling shall not be employed in the home occupation, except that one (1) nonresident of the premises may be employed in the IR, RH, SR, SH, O-2, O-3, NC, C-1, C-2, C-3, OCR-1, and OCR-2 zones.

Sup. No. 31

272.2

Attached Single-Family Dwelling. See Single-Family Dwelling, Attached, Sec. 6.2.19.

Average Daily Traffic (ADT). The total traffic for a calendar year divided by three hundred sixty-five (365).

<u>Average Natural Cross-Slope</u>. A method of determining the natural cross-slope of a parcel, prior to any grading or other disturbances.

#### 6.2.2 **DEFINITIONS - B.**

B/A. Same as Board of Adjustment. See Sec. 5.1.7.

<u>Bar</u>. An Alcoholic Beverage Service use. A bar by any other name, such as, but not limited to, tavern, cocktail lounge, and pub, shall be regulated as a bar. To differentiate between an Alcoholic Beverage Service use (bar) which serves food and a Food Service use (restaurant) which serves alcoholic beverages, refer to the definition of restaurant. (Ord. No. 8666, §1, 3/25/96)

<u>Bar, Large</u>. A bar which encompasses eighteen thousand (18,000) square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas.

<u>Barrier-Free Accessibility</u>. Functional access for semiambulatory and nonambulatory persons, from a street or parking space to, into, and through a building.

Bay. Same as Service Bay.

Bedroom. The term bedroom shall include all of the following.

- A. Any room that is designated as a bedroom.
- B. Any enclosed room which has a minimum area of sixty (60) square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, and bathrooms.
- C. Any room designated as a bedroom for the purpose of any other code requirement.

(Ord. No. 9906, §4, 10/13/03)

<u>Bicycle</u>. A nonmotorized device propelled only by human power having two (2) or three (3) wheels, any of which is more than sixteen (16) inches in diameter.

Bicycle Parking Facility. A structure which provides temporary placement for bicycles.

Bicycle Parking Space. An area designated within a facility for the use of an individual bicycle.

<u>Block</u>. A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, watercourses, or other barriers to the continuity of the unit of land. A block may be comprised of one (1) or more lots. A block made up of one (1) lot may also be referred to as a lot or parcel.

Block Plat. A plat composed of one (1) or more blocks where each block is also one (1) lot.

<u>Blood Donor Center</u>. A Medical Service use which engages in the business or activity of receiving or taking plasma, blood, or any component thereof from human donors for monetary consideration.

<u>Buildable Area</u>. The area of a lot where a building can be placed after setbacks from property lines, streets, buildings, or any other point identified are deducted.

<u>Building</u>. A structure having a roof supported by columns, posts, or walls and intended for the shelter, housing, or enclosure of any person, entity, animal, process, equipment, goods, or materials of any kind or nature.

<u>Building Footprint</u>. The ground area within the outside edges of the exterior walls of a building at design grade.

Building Height. Same as Structure Height.

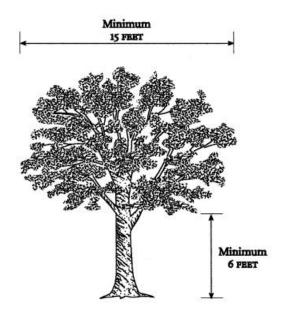
Building Setback. The right angle distance from a specified point to the closest point of any building.

<u>Building Site</u>. That area to be occupied by all structures and their adjacent or immediate grounds prior to any grading. The extremities of this site shall be measured from the toe of any fill on the lower elevations as shown on the proposed grading plans.

#### 6.2.3 **DEFINITIONS - C.**

<u>Caliper</u>. A measurement taken between the outer dimensions of a tree trunk at six (6) inches for single-trunked specimens and twelve (12) inches for multitrunked specimens above grade level at the base of the tree and according to the following Arizona Nursery Association Grower's Committee Recommended Average Tree Specifications: for a noncircular specimen, use the average of the shortest and longest measurements, and for a multitrunked specimen, use the sum of the measurements of the two (2) largest trunks. (Ord. No. 8845,  $\S$ 2, 3/24/97; Ord. No. 9246,  $\S$ 1, 10/11/99)

<u>Canopy Tree</u>. A woody plant, other than a palm tree, with a mature crown diameter of at least fifteen (15) feet and having a trunk that, at maturity, is kept clear of leaves and branches at least six (6) feet above grade. (*See Illustration 6.2.3.*)



6.2.3 Canopy Tree

<u>Carport</u>. A building that does not have walls on two (2) or more sides and is designed for the parking of one (1) or more motor vehicles.

<u>CDRC</u>. [Acronym deleted.] (Ord. No. 9392, §1, 5/22/00)

<u>Centerline</u>. A survey reference line designated for a street by the City Engineer and generally located parallel to the edges of the improved right-of-way. Centerlines for certain streets are depicted on street right-of-way/improvement plans and street setback line maps listed in and made a part of the Major Streets and Routes (MS&R) Plan.

<u>Child Care</u>. A Day Care use for children fourteen (14) years old or younger who are not related to the operator. Typical uses include child care centers, preschools, nursery schools, and before- and after-school programs. (Ord. No. 9374, §1, 4/10/00)

City. Same as City of Tucson.

<u>City Zoning Maps</u>. A set of maps that is part of the Land Use Code (LUC) which depicts all zoning boundaries delineating the zoning classifications applicable to all property within the city limits.

Civic Assembly. See Sec. 6.3.4.3.

Class 1 Bicycle Parking Facility. A facility designed for temporary storage of an entire bicycle and its components and accessories and to provide protection against inclement weather, the extreme heat of the desert climate, and theft. The facility may include bicycle lockers, check-in facilities, monitored parking, restricted access parking, or other means which provide the above level of security. (Ord. No. 9392, §1, 5/22/00)

<u>Class 2 Bicycle Parking Facility</u>. A facility which provides a stationary object to which the operator can lock the bicycle frame and both wheels with a user provided U-shaped lock or a cable and lock.

Collector Street. A street identified as a collector on the Major Streets and Routes Plan (MS&R).

<u>Collocation</u>. The use of a single tower or pole by more than one user for similar or nonsimilar uses. (Ord. No. 8813,  $\S1$ , 3/3/97)

<u>Common Use</u>. The usage and accessibility by all residents of a project, either by common ownership, covenant, easement, or other similar legal means.

Communication, Wireless. A commercial system designed and operated for the transmission and reception of signals to and from multiple transmitter locations to multiple reception locations. Typical uses include cellular telephone, personal communication service (PCS), enhanced specialized mobile radio (ESMR), and paging services. (Ord. No. 8813, §1, 3/3/97)

<u>Communications</u>. The general transmission and/or reception of signals as specifically regulated by the Federal Communications Commission (FCC) for the transfer of verbal or visual information in an analog or digital mode. (Ord. No. 8813,  $\S1$ , 3/3/97)

Communications Tower, Wireless. See Sec. 6.2.20, Tower. (Ord. No. 8813, §1, 3/3/97)

Community Design Review Committee (CDRC). [Definition deleted.] (Ord. No. 9392, §1, 5/22/00)

<u>Compatible</u>. To be in agreement with; to fit in architecturally; to not contradict, visually, a street scene, view, or adjacent development.

Compatible Use Zone-One (CUZ-1). A specifically designated area near the ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, less than in the CUZ-3 Zone and greater than in the CUZ-2 Zone. Dimensions of the CUZ-1 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

<u>Compatible Use Zone-Two (CUZ-2)</u>. A specifically designated area near the ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, less than either the CUZ-1 or the CUZ-3 Zones. Dimensions of the CUZ-2 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

<u>Compatible Use Zone-Three (CUZ-3)</u>. A specifically designated area near the southeastern ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, greater than in either the CUZ-1 or the CUZ-2 Zones. Dimensions of the CUZ-3 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

<u>Conceal</u>. To place out of sight or to prevent recognition or disclosure of the true character of an object. (Ord. No. 8813,  $\S1$ , 3/3/97)

<u>Condominium</u>. A method of sale of air rights. For the purposes of Land Use Code (LUC) application, a condominium shall be the same as a multiple-family structure, except platting is required in accordance with this Chapter.

<u>Conservation Easement</u>. An easement delineating an area that will be kept in its natural state in perpetuity.

Contiguous. Same as Abutting.

<u>Contributing Property</u>. A building, object, site, or structure which is a resource in a historic district that contributes to the district's historic significance through location, design, setting, material, workmanship, character, or association. Contributing Properties are historic sites or nonhistoric compatible properties.

Correctional Use. See Sec. 6.3.4.4.

County. Same as Pima County, Arizona.

<u>Critical Riparian Habitat Areas</u>. Areas as shown on the Critical and Sensitive Wildlife Habitats Map, which contain:

- A. Major segments of desert riparian habitat extending from public preserves;
- B. Major segments of desert riparian habitat not extending directly from a public preserve but containing a high density and diversity of plant and animal species;
- C. Deciduous riparian woodlands;
- D. Mesquite bosques;
- E. Lakes, ponds, or wetlands;
- F. Palo Verde-Saguaro communities; or
- G. Ironwood plant communities;

and are found within the Resource Corridor.

<u>Cross-Slope</u>. The slope of the topographic configuration of land, graphically represented by contour lines, prior to any grading or other disturbance.

Cultural Use. See Sec. 6.3.4.5.

Custodial Facility. See Sec. 6.3.4.4, Correctional Use.

#### 6.2.4 **DEFINITIONS - D.**

<u>Damaged</u>. Plant materials, previously rated Viable, which have little chance of survival in a healthy and attractive manner after injury sustained during salvage, transplanting, or construction operations. (Ord. No. 8845, §2, 3/24/97)

<u>Dance Hall</u>. An Entertainment use which encompasses eighteen thousand (18,000) square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas, that has a dance floor(s) that is over twenty-five (25) percent of the area.

<u>Day Care</u>. See Sec. 6.3.5.10.

<u>Days</u>. Days of the week, including Saturdays, Sundays, and holidays. To apply days to a review schedule, the day of the event or act from which the designated period of time begins is not included. The last day of the designated period is included, unless it is a Saturday, Sunday, or holiday, in which event the period runs to the end of the next day that is not a Saturday, Sunday, or holiday. When a designated period of time is less than ten (10) days, intermediate Saturdays, Sundays, and holidays are not included. Holidays are those recognized by the City of Tucson.

DD. Same as Development Designator. See Sec. 2.1.8.

<u>Dedicate</u>. The act of giving a gift or donation to another person or entity.

<u>Dedicated</u>. The act of giving a gift or donation to another person or entity and that such gift or donation has been accepted.

<u>Density</u>. Generally, density means the number of residential units per acre. As applied in the Residential Cluster Project (RCP) provisions, density means the number of dwelling units that may be constructed per acre of developable area within a site. For information on calculation of density, with the exception of RCPs, refer to Sec. 3.2.10. For RCP density calculations, refer to Sec. 3.6.1.

<u>Design Grade</u>. The minimum modification of natural or existing grade that allows safe and appropriate access, drainage, and buildable areas.

Detached Single-Family Dwelling, See Single-Family Dwelling, Detached, Sec. 6.2.19.

<u>Developable Area</u>. The land area of a site controlled by a single landowner or entity at the time of issuance of building permits or, if subdividing the property, subdivision application, including those areas which are dedicated as natural areas within a Hillside Development Zone (HDZ) area, but exclusive of any floodway property as described in Chapter 26, Division 1, Floodplain and Erosion Hazard Area Regulations, of the Tucson Code. Those areas within a floodway are included in the developable area where the City Engineer has approved construction of a principal building or of an accessory or incidental structure.

<u>Developing Area.</u> An area where less than fifty (50) percent of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum front street perimeter setback required for the applicable zoning classification or street frontage. (Ord. No. 9517, §5, 2/12/01)

<u>Developing Area Setback</u>. A term used to describe the required building setback from a street applicable where a developing area exists. (Ord. No. 9517, §5, 2/12/01)

<u>Development</u>. Any human alteration to the state of land, including its vegetation, soil, geology, or hydrology, for any residential, commercial, industrial, utility, or other use, such as, but not limited to, clearing, grubbing, or grading of land, and structural improvements, e.g., buildings, walls, fences, signs, and vehicular use areas.

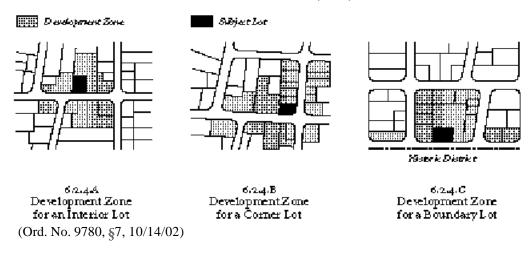
<u>Development Designator</u>. A letter or number, or a combination of letters and numbers, which designates the development criteria applicable to each land use in every zone. For applicability information, refer to Sec. 2.1.8.

<u>Development Plan</u>. A drawing of a project site that provides detailed information which shows how a proposed project will be developed in compliance with City regulations. Where specifically required by ordinance or condition of rezoning, a development plan shall be prepared in compliance with the requirements of Sec. 5.3.8 of this chapter.

Development Review Board (DRB). See Sec. 5.1.8, Development Review Board (DRB).

<u>Development Zone</u>. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), and Sec. 2.8.10, Rio Nuevo and Downtown (RND) Zone, a certain designated area adjacent to the lot to be developed. Public and institutional structures within the development zone shall not be considered part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development zone is determined as follows. (See Illustration 6.2.4.A, .B, and .C.)

- A. Where the subject lot is an interior lot, the development zone includes that lot, all lots on either side of that lot and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the development zone which fall outside the boundary of the historic district or the Rio Nuevo and Downtown (RND) Zone.
- B. Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two (2) streets in the same block, and all lots on the opposite sides of those streets, except such portions of the development zone which fall outside the boundary of the historic district or the Rio Nuevo and Downtown (RND) Zone.
- C. Where the subject lot is located adjacent to a historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the zone which fall outside the boundary of the historic district or the Rio Nuevo and Downtown (RND) Zone.



Director. Same as Planning Director. See Sec. 5.1.4.3.

<u>Disguise</u>. To furnish with a false appearance or to alter in such a manner as to hide the true character of an object. (Ord. No. 8813, §1, 3/3/97)

<u>Downtown Heritage Incentive Zone</u>. An area the boundaries of which are congruent with the boundaries of the Downtown Redevelopment District.

<u>Downtown Redevelopment District</u>. That area as delineated by Map 6.2.4-I. (See Map 6.2.4-I.)



For exact boundaries, please see the official zoning maps.

Map 6.2.4-I Downtown Redevelopment District

<u>DRB</u>. Same as Development Review Board. See Sec. 5.1.8.

<u>Drip-line</u>. The line which could be drawn on the soil around a tree or shrub directly under its outermost branch tips. (Ord. No. 8845, §2, 3/24/97)

<u>Drive-In</u>. A land use designed and operated so as to allow persons to receive a service or purchase and consume goods while remaining in a vehicle.

<u>Drive-Through or Drive-Thru</u>. A land use designed and operated so as to allow persons to receive a service or purchase goods, but not consume the purchased goods on the site, while remaining in a vehicle.

<u>Drought-Tolerant Vegetation</u>. Low-water-use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

DSD. Same as Development Services Department. (Ord. No. 9392, §1, 5/22/00)

Duplex. A building containing only two (2) dwelling units.

Dwelling. Same as Dwelling Unit.

<u>Dwelling</u>, <u>Attached</u>. See Single-Family Dwelling, Attached, Sec. 6.2.19.

<u>Dwelling</u>, <u>Detached</u>. See Single-Family Dwelling, Detached, Sec. 6.2.19.

<u>Dwelling Unit</u>. A building or portion of a building designed and used for human habitation, which includes one (1) or more rooms, with sleeping and sanitary facilities and a kitchen, that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household.

Dwelling Unit, Duplex. Same as Duplex.

<u>Dwelling Unit, Single-Family</u>. Same as Single-Family Dwelling.

#### 6.2.5 **DEFINITIONS - E.**

Educational Use. See Sec. 6.3.4.6.

Elementary School. See Sec. 6.3.4.6, Educational Use.

Enclosed. See Enclosure.

<u>Enclosed Area of Dwelling Unit</u>. That area encompassed by the dwelling unit and all attached roofed structures, including carports and patio ramadas.

Enclosure. A structure that confines an area. The term "enclosed building" means a building enclosed with solid walls from floor to ceiling. Any wall penetrations, such as doors and windows, must include door or window fixtures that can solidly enclose the entire opening. (Ord. No. 9138, §1, 10/5/98)

Entertainment. See Sec. 6.3.5.11.

<u>Environmental Resource Report</u> (refer to Development Standard 2-13.0). Exhibits, maps, and written narrative which document:

- A. The portion of the property within the resource corridor;
- B. The critical riparian habitat within the corridor;

Gross Floor Area. The sum of the horizontal areas of all floors of all buildings, including accessory buildings on a lot, measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings and includes elevator shafts and the stairwells at each story; floor space with structural headroom of six (6) feet and six (6) inches or more used for mechanical equipment; penthouses; attic space; interior balconies; mezzanines; and service bays but does not include any interior space used for parking, loading, or loading space that is incidental to the principal use.

#### 6.2.8 **DEFINITIONS - H.**

 $\underline{\mathbf{H}}$ . The eighth letter of the alphabet. When used in perimeter yard application, it is the abbreviation for the height of the exterior wall of the proposed building.

<u>HDZ</u>. Same as Hillside Development Zone. See Sec. 2.8.1.

Height, Patio Wall or Fence. Same as Structure Height.

Height, Structure. Same as Structure Height.

<u>Historic Landmark</u>. A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson which if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

<u>Historic Site or Historic Structure</u>. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), a building, structure, object, or site, including vegetation or signs located on the premises, which:

- A. Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles which are at least fifty (50) years old; however, outstanding examples less than fifty (50) years old should be evaluated on their own merits; and
- B. Is associated with the lives of outstanding historic personages; or
- C. Is associated with significant historic events or occurrences; or
- D. Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- E. Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- F. Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

<u>Home Occupation</u>. A land use activity carried out for financial gain by a resident, on the resident's property, conducted as a secondary use to the Family Dwelling or Mobile Home Dwelling use on the property.

House Trailer. Same as Mobile Home.

<u>Household</u>. A family living together in a dwelling unit, with common access to, and use of, all living, eating, kitchen, and storage areas within the dwelling unit.

<u>Household Goods Donation Center</u>. A principal use consisting of a staffed facility at which donated consumer goods are accepted, handled, and temporarily stored before transport to a resale center. When used in conjunction with a retail store, both uses are considered principal uses. (Ord. No. 9915, §10, 11/24/03)

#### 6.2.9 **DEFINITIONS - I.**

<u>Interior Landscape Border</u>. An area along the interior property line(s) of a site containing landscape materials, screening, and open space that serves as a buffer between land uses of different intensities.

Interior Lot Line. A lot line other than a street lot line.

Instructional School. See Sec. 6.3.4.6, Educational Use.

<u>Intrusion</u>. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), a building, object, site, structure, or portion thereof which detracts from a district's historic significance because of its architectural incompatibility with the district's time, place, and historic development or its incompatibility of scale, materials, or texture or a building, object, site, or structure whose historic architectural integrity has been irretrievably lost.

#### **6.2.10 DEFINITIONS - J.**

Jail. See Sec. 6.3.4.4, Correctional Use.

#### 6.2.11 **DEFINITIONS - K.**

Kennel. A place where small animals, such as, but not limited to, dogs and cats, are kept.

<u>Kitchen</u>. A room within a building containing facilities for the storage, cooking, and preparation of food, specifically a sink, refrigerator, stove, and an oven.

#### 6.2.12 **DEFINITIONS - L.**

Land Split. The same as "land split" as defined in Sec. 4.1.2 of this Chapter.

<u>Land Use</u>. A description of the existing or proposed occupancy or utilization of land which include the principal use and accessory uses.

<u>Land Use Code (LUC)</u>. Chapter 23 of the Tucson Code as adopted by the Mayor and Council establishing zoning regulations governing the use, placement, spacing, and size of land and structures within the corporate limits of the city. Such regulations are applied on individual properties through the use of zoning districts. The boundaries of these districts are depicted on the adopted City Zoning Maps. For the purposes of convenience and ease of use, the LUC is also published as a separate book from the Tucson Code.

<u>Landscape Materials</u>. Any materials used for the purpose of landscape improvement which may include, but are not limited to, the following: trees, shrubs, vegetative ground covers, turf, vines, walkways, berms, stone or inert ground cover materials, sculptures, fountains, irrigation equipment, street furniture, outdoor lighting, fences, or walls.

<u>Landscape Plan</u>. A graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

<u>Landscaping</u>. An exterior improvement of a site in accordance with an approved landscape plan and approved landscape methods, materials, and maintenance.

#### CITY OF TUCSON LAND USE CODE ARTICLE VI. DEFINITIONS DIVISION 3. LAND USE GROUPS

- 6.3.5.20 <u>Research and Product Development</u>. Research and Product Development is conducting research of a commercial, industrial, or scientific nature. Included are analytic, diagnostic, processing, and other types of laboratory services. Typical uses include assaying, commercial testing, and engineering laboratories.
- 6.3.5.21 <u>Technical Service</u>. Technical Service is service of a technical nature provided to businesses and individuals. Typical uses include printing establishments, blueprint companies, photocopy companies, commercial art studios, recording studios, and computer access centers.
- 6.3.5.22 <u>Trade Service and Repair, Major</u>. Trade Service and Repair, Major, is the maintenance, repair, or reconstruction of heavy equipment, machinery, large trucks, buses, and other similar vehicles and their component parts, as well as the fabrication of parts and products on an individual basis. Typical uses include farm machinery repair services, body work and painting of automobiles and similar vehicles, and welding shops.
- 6.3.5.23 <u>Trade Service and Repair, Minor</u>. Trade Service and Repair, Minor, is the service and repair of appliances and other similar utility items for business and personal use. Typical uses include appliance repair, jewelry repair, reupholstery, locksmith, burglar alarm repair, and stereo and television repair shops.
- 6.3.5.24 <u>Transportation Service, Air Carrier.</u> Transportation Service, Air Carrier, is a use involving the landing or taking off of aircraft and may provide for passenger and freight transportation by air. The use may include associated terminal and service facilities. Aircraft include airplanes, helicopters, gliders, dirigibles, blimps, and ultralights. The facilities can be for commercial or recreational use. Typical uses include private and public airports, heliports and helipads, gliderports, and ultralight fields.
- 6.3.5.25 <u>Transportation Service, Land Carrier</u>. Transportation Service, Land Carrier, is a use providing local and regional passenger and freight transportation by bus, rail, or truck with terminal and service facilities. Typical uses include bus stations, trucking companies, and taxicab services.
- 6.3.5.26 <u>Travelers' Accommodation, Campsite</u>. Travelers' Accommodation, Campsite, is a use providing overnight accommodation for recreational vehicles or tents on a temporary basis. Typical uses include recreational vehicle parks.
- 6.3.5.27 <u>Travelers' Accommodation, Lodging</u>. Travelers' Accommodation, Lodging, is a use providing rooms for the temporary lodging of travelers. Typical uses include bed and breakfast inns, hotels, motels, inns, resorts, and guest ranches.

#### 6.3.6 INDUSTRIAL USE GROUP.

- 6.3.6.1 <u>Purpose</u>. The Industrial Use Group includes Land Use Classes that involve the on-site production of goods by mechanical or chemical transformation of materials or substances and packaging. The following Land Use Classes comprise the Industrial Use Group.
- 6.3.6.2 <u>Craftwork</u>. Craftwork is the production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment. Typical uses include handcrafted ceramics, metalwork, woodworking, and jewelry.
- 6.3.6.3 <u>Extraction</u>. Extraction is surface or subsurface mining or withdrawal of metallic or nonmetallic minerals, oil, gas, or other forms of energy and resources.

#### CITY OF TUCSON LAND USE CODE ARTICLE VI. DEFINITIONS DIVISION 3. LAND USE GROUPS

- 6.3.6.4 <u>General Manufacturing</u>. General Manufacturing is the assembling, finishing, and compounding of preprocessed materials into a finished product or component. Typical uses include the assembly of furniture, cloth goods, and plastic goods and the compounding of chemicals not otherwise classified as hazardous materials.
- 6.3.6.5 <u>Hazardous Material Manufacturing</u>. Hazardous Material Manufacturing is the synthesis, compounding, and manufacture of explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive substances, either as a finished product, as part of a process, or as part of the finished product. Typical uses include the compounding of acid, ammunition manufacturing, the compounding of pesticides, and the manufacture of explosives and fireworks.
- 6.3.6.6 <u>Heavy Equipment Manufacturing</u>. Heavy Equipment Manufacturing is the assembling and finishing of heavy machinery and equipment, such as automobiles, utility vehicles, aircraft, farming equipment, and utility trailers. Typical uses include auto assembly plants and tractor works.
- 6.3.6.7 <u>Motion Picture Industry</u>. Motion Picture Industry is the production of motion pictures including soundstages, outdoor sets, incidental storage, and service facilities.
- 6.3.6.8 <u>Perishable Goods Manufacturing</u>. Perishable Goods Manufacturing is the processing and packaging of food products and other goods that are susceptible to spoilage or decay. Typical uses include meat packing operations, breweries and wineries, leather tanning operations, canneries, and bottling plants.
- 6.3.6.9 <u>Precision Manufacturing</u>. Precision Manufacturing is the manufacturing, production, and assembly of electronic and precision instruments and products. Typical uses include the manufacturing of scientific, medical, measuring, and optical instruments; audio and video equipment; electronic devices and systems; and watches.
- 6.3.6.10 <u>Primary Manufacturing</u>. Primary Manufacturing is the forging, casting, forming, extruding, or conversion of basic materials used ultimately in the construction, assembly, or fabrication of final products. Typical uses include foundries, textile and paper mills, sawmills, batch plants, and brickyards.
- 6.3.6.11 <u>Processing and Cleaning</u>. Processing and Cleaning is a use which provides dry cleaning, dyeing, laundering, or rug cleaning services. Typical uses include dry cleaning plants, diaper services, and linen supply services.
- 6.3.6.12 <u>Refining</u>. Refining is the purifying of a crude substance into a basic material used in manufacturing processes. Typical uses include the smelting or converting of ores and petroleum refining.
- 6.3.6.13 <u>Salvaging and Recycling</u>. Salvaging and Recycling is the reclamation and recovery of used materials and the processing of discarded scrap materials for commercial purposes. Typical uses include auto salvage yards, junkyards, paper salvage operations, and household goods donation centers. (Ord. No. 9915, §11, 11/24/03)

#### 6.3.7 RECREATION USE GROUP.

- 6.3.7.1 <u>Purpose</u>. The Recreation Use Group includes Land Use Classes which involve sports and activities with emphasis on participant sports and recreation. The following Land Use Classes comprise the Recreation Use Group.
- 6.3.7.2 Golf Course. Golf Course is a tract of land for playing golf, improved with tees, greens, fairways, and hazards.

461

### **INDEX**

	Section		Section
Golf Course		Precision Manufacturing	6.3.6.9
Land Use Class	6.3.7.2	Primary Manufacturing	
Requirements, Performance Criteria	3.5.6.3	Processing and Cleaning	
Secondary Uses, Performance Criteria	3.5.6.1	Purpose	
<b>Governmental Uses</b>		Refining	
Performance Criteria	3.5.3.2	Salvaging and Recycling	
Group Dwelling	0.0.0.2	Instructional School	
Land Use Class	6.3.8.3	See herein: Educational Use	
241.6 0 0 0 1430	0.0.0.0	Interpretation	1.2.0
Hazardous Material Manufacturing		IR Institutional Reserve Zone	
Land Use Class	6.3.6.5		
Hazardous Material Storage	0.5.0.5	Land Carrier Transportation Service	
Land Use Class	63113	See herein: Transportation Service,	
Performance Criteria		Land Carrier	
Hazardous Material Wholesaling	3.3.10.2	Land Splits	4.3.0
Land Use Class	63135	Land Use Groups	
Heavy Equipment Manufacturing	0.5.15.5	Agricultural Use Group	
Land Use Class	6.3.6.6	Civic Use Group	6.3.4
	0.5.0.0	Commercial Services Use Group	6.3.5
Heavy Equipment Sales  Land Use Class	62105	General Provisions	6.3.2
Performance Criteria	3.5.9.3	Industrial Use Group	6.3.6
	- 10 17 10	Recreation Use Group	6.3.7
Hillside Development Zone (HDZ)	2.8.1	Residential Use Group	6.3.8
Historic Preservation Zone (HPZ)	2.8.8	Restricted Adult Activities Use Group	6.3.9
Home Occupation, Day Care		Retail Trade Use Group	6.3.10
Performance Criteria	3.5.7.3	Storage Use Group	6.3.11
Home Occupation, General Application		Utilities Use Group	6.3.11
Performance Criteria	3.5.7.2	Wholesaling Use Group	6.3.13
Home Occupation, Group Dwelling		Land Uses as Allowed in the LUC	1.2.5
Performance Criteria	3.5.7.9		1.2.3
Home Occupation, Travelers'		Landscaping and Screening	270
Accommodation, Lodging		Regulations	
Performance Criteria	3.5.7.4	Administration	
Hours, Generally Applied Performance		Landscape Requirements	
Criteria	3.5.13.2	Maintenance	
		Purpose, Intent, and Applicability	3.7.1 3.7.3
I-1 Light Industrial Zone	2.7.2	Screening Requirements	
I-2 Heavy Industrial Zone	2.7.3	Special Requirements	
Industrial and Manufacturing		Use of Water	3.7.4
Performance Criteria	3.5.5.1	Large Retail Establishment	2 - 0 -
Industrial Use Group	6.3.6	Design Criteria	3.5.9.7
Craftwork	6.3.6.2	Legislative Procedures	
Extraction	6.3.6.3	Type I Legislative Procedure	5.4.2.1
General Manufacturing	6.3.6.4	Type II Legislative Procedure	5.4.2.2
Hazardous Material Manufacturing	6.3.6.5	Type III Legislative Procedure	5.4.2.3
Heavy Equipment Manufacturing	6.3.6.6	Type IV Legislative Procedure	5.4.2.4
Motion Picture Industry	6.3.6.7	Type V Legislative Procedure	5.4.2.5
Performance Criteria	3.5.5	Type VI Legislative Procedure	5.4.2.6
Perishable Goods Manufacturing		Type VII Legislative Procedure	5.4.2.7

### **INDEX**

	Section		Section
Type VIII Legislative Procedure	5.4.2.8	Secondary Uses, Performance	
Type IX Legislative Procedure	5.4.2.9	Criteria	3.5.7.5,
Lighting, Generally Applied			3.5.7.6,
Performance Criteria	3.5.13.3		3.5.7.11
Lodging, Travelers' Accommodation		More Restrictive Zoning	1.2.6
See herein: Travelers' Accommodation,		<b>Motion Picture Industry</b>	
Lodging		Land Use Class	6.3.6.7
Lot Coverage	3.2.9	Performance Criteria	3.5.5.4
Lot Development Option (LDO)	5.3.4	Motor Vehicle and Bicycle Parking	
Lots	3.2.14	Requirements	3.3.0
	3.2.11	MU Multiple Use Zone	
Major Medical Service		<b>F</b>	
See herein: Medical Service - Major		Native Plant Preservation	3.8.0
Major Streets and Routes (MS&R)		Administration	
Setback Zone	2.8.3	Applicability	
Major Trade Service and Repair	2.6.3	Enforcement, Penalties, Fines, and	5.0.5
See herein: Trade Service and Repair,		Other Remedies	3.8.7
<u> </u>		General Provisions and Requirements	
Major Manufacturing and Industrial		Intent	
Manufacturing and Industrial	2551	Plant Preservation Requirements	
Performance Criteria	3.5.5.1	Protected Native Plant List	
Mapping, Zones	1.3.0	Purpose	
Medical Service	2.7.4.0	Natural Areas (HDZ)	
Performance Criteria	3.5.4.8		
<b>Medical Service - Extended Health Care</b>		NC Neighborhood Commercial Zone	2.3.2
Land Use Class	6.3.5.15	Neighborhood Recreation	(272
Medical Service - Major		Land Use Class	6.3.7.3
Land Use Class		Noise, Generally Applied Performance	
Secondary Uses, Performance Criteria	3.5.4.10	Criteria	
<b>Medical Service - Outpatient</b>		Noise Control Districts, AEZ	
Land Use Class		Nonconforming Use or Structure	5.3.6
Secondary Uses, Performance Criteria	3.5.4.10	Nonresidential Development	
Medical Service in Residential and		Designators	3.2.3.2
Office Zones			
Performance Criteria	3.5.4.9	O-1 Office Zone	
<b>Membership Organization</b>		O-2 Office Zone	2.4.2
Land Use Class	6.3.4.7	O-3 Office Zone	2.4.3
MH-1 Mobile Home Zone	2.3.7	OCR-1 Office/Commercial/Residential	
MH-2 Mobile Home Zone	2.3.8	Zone	2.6.1
<b>Minor Subdivisions</b>		OCR-2 Office/Commercial/Residential	
See herein: Subdivisions		Zone	2.6.2
Minor Trade Service and Repair		Off-Street Loading	
See herein: Trade Service and Repair,		Office Zone Compatibility Criteria	5.1.0
Minor		Performance Criteria	3 5 4 11
<b>Mobile Home Dwelling</b>		Open Space (OS) Zone	
Land Use Class	6.3.8.4	Outdoor Activity, Generally Applied	2.7.1
	- 1 - 1 - 1	Performance Criteria	3 5 13 5
		1 C1 101 111a11CC C1 ICC 1 a	5.5.15.5

### **INDEX**

	<u>Section</u>		Section
Outdoor Display of Products for Rent		Financial Service	3.5.4.5
or Sale	2.1.10	Food Service	
Outpatient Medical Service	2.1.10	Funeral Service	3.5.4.22
See herein: Medical Service - Outpatient		Medical Service	3.5.4.8
Overlay Zones	2.8.0	Medical Service in Residential and	
Airport Environs Zone (AEZ)		Office Zones	3.5.4.9
Downtown Heritage Incentive Zone		Office Zone Compatibility	
Drachman School Overlay (DSO) Zone		P Parking Zone	
Environmental Resource Zone (ERZ)		Personal Service	
Gateway Corridor Zone		Research and Product Development	
"H" Historic Preservation Zone (HPZ)		Sale of Spirituous Liquor in	
		Conjunction with Food	
Hillside Development Zone (HDZ)	2.6.1	Service Use	3.5.4.7
Major Streets and Routes (MS&R) Setback Zone	2.8.3	Secondary Uses to Major Medical	0.01.17
Rio Nuevo and Downtown (RND) Zone		Service and Outpatient Medical	
		Service	3 5 4 10
Scenic Corridor Zone (SCZ)	2.8.2	Secondary Uses to Travelers'	3.3.1.10
P Parking Zone	2.5.6	Accommodation, Lodging	3 5 4 17
	2.3.0	Technical Service	
Parking Class	(2510	Trade Service and Repair, Major	
Land Use Class	0.3.3.18	Trade Service and Repair, Minor	
Parking Requirements		Transportation Service, Air Carrier	
See herein: Motor Vehicle and Bicycle		Transportation Service, Air Currier  Travelers' Accommodation,	3.3.7.23
Parking Requirements		Campsite	3 5 4 24
Pedestrian Facilities		General	
Performance Criteria		Applicability	
Agricultural Use Group			
Animal Production		PurposeGenerally Applied Criteria	
Crop Production		Access	
Stockyard Operation			
Civic Use Group		Hours	
Cemetery	3.5.3.1	Lighting	
Correctional Use	3.5.3.4		
Cultural Use	3.5.3.5	Outdoor Activity	
Educational Use	3.5.3.7	Screening	
Governmental Uses	3.5.3.2	Industrial Use Group	
Postsecondary Institutions	3.5.3.3	Craftwork Manufacturing	
Religious Use	3.5.3.6	Extraction	3.5.5.3
Commercial Services Use Group	3.5.4	Manufacturing and Industrial	3.5.5.1
Administrative and Professional		Motion Picture Industry	3.5.5.4
Office	3.5.4.18	Perishable Goods Manufacturing	3.5.5.2
Adult Day Care	3.5.4.25	Radioactive Materials Restrictions	3.5.5.5
Alcoholic Beverage Service		Salvaging and Recycling	3.5.5.6
Animal Service		Recreation Use Group	3.5.6
Automotive - Service and Repair		Golf Course Requirements	3.5.6.3
Billboards		Recreation	3.5.6.4
Child Care in Residential and		Secondary Uses to Golf Course	3.5.6.1
Office Zones	3.5.4.3	Residential Use Group	3.5.7
Communications		Artist Studio/Residence in I-1	3.5.7.10
Construction Service		Family Dwelling	3.5.7.1
Entontainment	2511		

### **INDEX**

	Section		Section
Family Dwelling or Mobile Home		OCR-1 Office/Commercial/Residential	
Dwelling as Secondary Use		Zone	. 2.6.1.2
in Industrial Zone	3.5.7.7	OCR-2 Office/Commercial/Residential	
Home Occupation: Day Care	3.5.7.3	Zone	. 2.6.2.2
Home Occupation: General		Open Space (OS) Zone	. 2.9.1.3
Application	3.5.7.2	P Parking Zone	
Home Occupation: Group Dwelling	3.5.7.9	P-I Park Industrial Zone	
Home Occupation: Travelers'		R-1 Residence Zone	. 2.3.4.2
Accommodation, Lodging	3.5.7.4	R-2 Residence Zone	. 2.3.5.2
Mobile Home Dwelling Secondary		R-3 Residence Zone	. 2.3.6.2
Uses	3.5.7.5,	RH Rural Homestead Zone	. 2.2.2.2
	3.5.7.6,	RV Recreational Vehicle Zone	. 2.5.7.2
	3.5.7.11	RVC Rural Village Center Zone	. 2.5.1.2
Residential Care Services	3.5.7.8	RX-1 Residence Zone	
Restricted Adult Activities Use Group	3.5.8	RX-2 Residence Zone	. 2.3.3.2
Restricted Adult Activities	3.5.8.1	SH Suburban Homestead Zone	. 2.2.6.2
Retail Trade Use Group	3.5.9	SR Suburban Ranch Zone	. 2.2.4.2
Food and Beverage Sales		Personal Service	
General Merchandise Sales	3.5.9.2	Land Use Class	. 6.3.5.19
Heavy Equipment Sales	3.5.9.3	Performance Criteria	
Large Retail Establishment	3.5.9.7	Personal Storage	
Secondary Uses in P-I Zone	3.5.9.6	Land Use Class	6.3.11.4
Swap Meets and Auctions	3.5.9.4	Performance Criteria	
Vehicle Rental and Sales	3.5.9.5	P-I Park Industrial Zone	
Storage Use Group	3.5.10	Planned Area Development	. 2.7.1
Commercial Storage		(PAD) Zone	. 2.6.3
Hazardous Material Storage		Plant Preservation	. 2.0.3
Personal Storage		See herein: Native Plant Preservation	
Utilities Use Group			5 5 2 10
Distribution System		Plat Conditions, Violation of	3.3.3.10
Wholesaling Use Group		Postal Service	(210
Perimeter Yard Width Matrix		Land Use Class	. 6.3.4.8
Perimeter Yards	3.2.6	Postsecondary Institution	2522
Perishable Goods Manufacturing	0.2.0	Performance Criteria	. 3.5.3.3
Land Use Class	6.3.6.8	See also herein: Educational Use	
Performance Criteria		Precision Manufacturing	
Permitted Land Uses		Land Use Class	. 6.3.6.9
C-1 Commercial Zone		Primary Manufacturing	
C-2 Commercial Zone		Land Use Class	. 6.3.6.10
C-3 Commercial Zone		Principal Land Use	
General Provisions		Development Criteria	. 3.2.2
I-1 Light Industrial Zone		Principal Structure	
I-2 Heavy Industrial Zone		Development Criteria	. 3.2.3
IR Institutional Reserve Zone		Processing and Cleaning	
MH-1 Mobile Home Zone		Land Use Class	
MH-2 Mobile Home Zone		Project Design Option (PDO)	. 5.3.5
MU Multiple Use Zone		Protected Development Right	. 5.3.10
NC Neighborhood Commercial Zone	2.5.2.2	Protective Service	
O-1 Office Zone		Land Use Class	. 6.3.4.9
O-2 Office Zone			
O 3 Office Zone	2.4.2.2		

### **INDEX**

	Section		Section
R-1 Residence Zone	2.3.4	Retail Establishment, Large,	
R-2 Residence Zone	2.3.5	Design Criteria	3.5.9.7
R-3 Residence Zone	2.3.6	Retail Trade Use Group	
Radioactive Materials Restrictions		Construction Material Sales	
Performance Criteria	3.5.5.5	Food and Beverage Sales	6.3.10.3
Recreation		General Merchandise Sales	
Land Use Class	6.3.7.4	Heavy Equipment Sales	
Performance Criteria		Performance Criteria	
Recreation Use Group		Purpose	6.3.10.1
Golf Course		Swap Meets and Auctions	6.3.10.6
Neighborhood Recreation		Vehicle Rental and Sales	6.3.10.7
Open Space (OS) Zone		Rezoning	5.3.2
Performance Criteria		Rezoning Conditions, Violation of	5.5.3.6
Purpose		RH Rural Homestead Zone	
Recreation		Rio Nuevo and Downtown (RND) Zone	2.8.10
Refining		RV Recreational Vehicle Zone	
Land Use Class	6.3.6.12	RVC Rural Village Center Zone	
Religious Use		RX-1 Residence Zone	
Land Use Class	6.3.4.10	RX-2 Residence Zone	
Performance Criteria		RAY 2 Residence Zone	2.3.3
Research and Product Development		Sale of Spirituous Liquor in Conjunction	
Land Use Class	6.3.5.20	with Food Service Use	
Performance Criteria		Performance Criteria	3.5.4.7
Residential Care Services		Salvaging and Recycling	3.3.1.7
Land Use Class	6.3.8.5	Land Use Class	63613
Performance Criteria	3.5.7.8	Performance Criteria	
Residential Cluster Project (RCP)	3.6.1	San Xavier Environs Historic	3.3.3.0
Residential Density Calculations		District	28813
Development Criteria	3.2.10	Sanitation System	2.0.0.13
Residential Development Designators		Land Use Class	63121
Residential Use Group		Scenic Corridor Zone (SCZ)	
Family Dwelling		Scope (LUC)	
Group Dwelling		Screening, Generally Applied	1.1.3
Mobile Home Dwelling		Performance Criteria	2 5 12 6
Performance Criteria			
Purpose		Screening Regulations	
Residential Care Services		See herein: Landscaping and Screening	
Restoring Unsafe Structures		Regulations	216
Restricted Adult Activities		Secondary Land Uses	2.1.6 3.2.4
Performance Criteria	3.5.8.1	C-1 Commercial Zone	
Restricted Adult Activities Use Group		C-1 Commercial Zone	
Adult Commercial Services		C-3 Commercial Zone	
Adult Industrial Uses			
Adult Recreation		Development Criteria General Provisions	
Adult Retail Trade		I-1 Light Industrial Zone	
Performance Criteria		I-2 Heavy Industrial Zone	
Purpose		IR Institutional Reserve Zone	
-		MH-1 Mobile Home Zone	

### INDEX

	Section		Section
MH-2 Mobile Home Zone	2.3.8.4	O-2 Office Zone	2.4.2.3
MU Multiple Use Zone	2.6.4.4	O-3 Office Zone	2.4.3.3
NC Neighborhood Commercial Zone		OCR-1 Office/Commercial/Residential	
O-1 Office Zone		Zone	2.6.1.3
O-2 Office Zone	2.4.2.4	OCR-2 Office/Commercial/Residential	
O-3 Office Zone	2.4.3.4	Zone	2.6.2.3
OCR-1 Office/Commercial/Residential		P-I Park Industrial Zone	2.7.1.3
Zone	2.6.1.4	R-1 Residence Zone	2.3.4.3
OCR-2 Office/Commercial/Residential		R-2 Residence Zone	2.3.5.3
Zone	2.6.2.4	R-3 Residence Zone	2.3.6.3
P-I Park Industrial Zone	2.7.1.4	RH Rural Homestead Zone	2.2.2.3
Performance Criteria	3.5.9.6	RVC Rural Village Center Zone	2.5.1.3
R-1 Residence Zone	2.3.4.4	RX-1 Residence Zone	
R-2 Residence Zone		RX-2 Residence Zone	
R-3 Residence Zone		SH Suburban Homestead Zone	2.2.6.3
RH Rural Homestead Zone		SR Suburban Ranch Zone	
RV Recreational Vehicle Zone	2.5.7.3	Specific Planned (SP) Zone	
RVC Rural Village Center Zone		See herein: Planned Area Development	
RX-1 Residence Zone		(PAD) Zone	
RX-2 Residence Zone		Specific Plans and Regulations	5.2.3
SH Suburban Homestead Zone		Spirituous Liquor, Sale of, in	3.2.3
SR Suburban Ranch Zone		Conjunction with Food	
Secondary School		Service Use	
See herein: Educational Use		Performance Criteria	3.5.4.7
Secondary Uses		SR Suburban Ranch Zone	
Golf Course, Performance Criteria	3.5.6.1		2.2.4
Major Medical Service and Outpatient	3.3.0.1	Stockyard Operation	6225
Medical Service, Performance		Land Use Class	
Criteria	3 5 4 10	Performance Criteria	
Travelers' Accommodation, Lodging,	3.3.4.10	Storage Use Group	
Performance Criteria	35/117	Commercial Storage	
Severability		Hazardous Material Storage	
SH Suburban Homestead Zone		Performance Criteria	
Site Plan, Violation of		Personal Storage	
		Purpose	
Solar Considerations		Streets	
Special Exception Land Uses		Structure Height Measurement	3.2.7
0.1.0	5.3.9	Subdivisions	
C-1 Commercial Zone		Generally	
C-2 Commercial Zone		Land Splits	
C-3 Commercial Zone		Minor Subdivisions	4.2.0
General Provisions		Swap Meets and Auctions	
I-1 Light Industrial Zone		Land Use Class	6.3.10.6
I-2 Heavy Industrial Zone		Performance Criteria	3.5.9.4
IR Institutional Reserve Zone			
MH-1 Mobile Home Zone		Technical Service	
MH-2 Mobile Home Zone		Land Use Class	6.3.5.21
MU Multiple Use Zone		Performance Criteria	3.5.4.16
NC Neighborhood Commercial Zone		Temporary Use or Structure	
O-1 Office Zone	2.4.1.3	<u> </u>	

#### APPENDIX 1

### **Checklist of Up-to-Date Pages**

The following listing is included in this Code as a guide for the user to determine whether the Code volume properly reflects the latest print of each page.

In the first column, all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. When a page has been reprinted or printed as part of the supplement service, this column reflects the Supplement Number which is printed on the bottom of the page.

Page No.	Supplement No.	Page No.	Supplement No.
i, ii	22	55, 56	31
iii, iv	30	57, 58	30
v, vi	28	59, 59.1	31
vii, viii	16	60, 61	20
1, 2	26	62, 63	31
3, 4	22	64, 65	31
5	23	66, 67	16
6, 7	11	68, 69	31
8, 9	11	70, 71	31
10, 11	21	72, 73	31
12, 13	31	74, 75	31
14, 15	31	76, 77	31
16, 17	21	78, 79	31
18, 19	31	80, 81	31
20, 21	31	82, 83	31
22, 23	31	84	12
24, 25	31	85, 86	22
26, 27	31	87, 88	31
28	31	89, 90	31
29, 30	25	91, 92	31
31, 32	31	92.1	31
33, 34	25	93, 94	31
35, 36	31	95, 96	30
37, 38	31	97, 98	22
38.1	21	99, 100	12
39, 40	25	101, 102	28
41, 42	31	103	31
43, 44	25	104, 105	31
45, 46	31	106, 107	31
46.1	21	108, 109	31
47, 48	31	110, 111	28
49, 50	15	112, 113	31
50.1	31	114, 115	28
51, 52	21	116, 117	31
52.1	21	118	31
53, 54	21		

Page No.	Supplement No.	Page No.	Supplement No.
119, 120	30	216, 217	31
121, 122	29	217.1	22
123, 124	11	218, 219	11
125, 126	11	220, 221	22
127, 128	23	222, 223	11
129, 130	11	224, 225	31
131, 132	23	226, 227	31
133, 134	29	227.1	26
135, 136	26	228, 229	11
137, 138	11	230, 231	30
139, 140	11	232, 233	30
141, 142	17	234, 235	30
143, 144	26	236, 237	26
145, 146	30	238	26
147, 148	30	239, 240	11
149, 150	30	241, 242	11
151, 152	30	243, 244	26
153, 154	30	245, 246	11
155, 155.1	31	247, 248	23
155.2, 155.3	30	249, 250	23
156, 157	30	251, 252	23
158, 159	30	253, 254	23
160, 161	30	255, 256	23
161.1, 162	30	257, 258	23
163, 164	28	259, 260	23
165, 166	11	261, 262	23
167, 168	16	263, 264	23
169, 170	11	265, 266	23
171, 172	17 11	267, 268	23 31
173, 174 175, 176	11	269, 270	31
177, 178	11	271, 272 272.1, 272.2	31
179, 179.1	27	272.1, 272.2	23
179.2, 179.3	27	275, 274	23
179.4, 179.5	30	276.1, 276.2	29
179.6	30	276.3, 276.4	23
179.7, 179.8	30	276.5, 276.6	28
180	16	276.7, 276.8	28
181, 182	11	276.9, 276.10	28
183, 184	30	277, 278	26
185, 186	11	279, 280	26
187, 188	23	281, 282	22
189, 190	22	283, 284	11
191, 192	11	285	29
193, 194	22	286, 287	11
195, 196	14	288, 289	23
197, 198	11	290, 291	24
199, 200	30	292, 293	23
201, 202	11	294, 295	23
203, 204	16	296, 297	26
205, 206	11	298	23
207, 208	11	299, 300	26
209, 210	11	301, 302	23
211, 212	16	303, 304	20
213, 214	17	305, 306	20
215	11	307, 308	20

Page No.	Supplement No.	Page No.	Supplement No.
309, 309.1	23	407, 408	26
310, 311	23	409, 410	26
312, 313	29	411, 412	23
314, 315	23	413, 414	26
316	23	415, 416	Deleted
317, 318	29	417, 418	Deleted
319	23	419, 420	Deleted
320, 321	29	421	Deleted
322, 323	29	422, 423	23
324, 325	26	423.1	23
326, 327	26	424	11
328, 329	29	425, 426	11
330, 331	29	427, 428	12
332, 333	29	429, 430	31
334, 335	30	431, 432	31
335.1, 335.2	29	433, 434	31
336, 337	26	435, 436	31
338, 339	26	437, 438	26
339.1	26	439, 440	30
340, 341	28	441, 442	31
342, 343	17	443, 444	28
344, 345	17	445, 446	28
346, 347	28	447, 448	29
347.1	28	449, 450	29
348, 349	29	451, 452	30
350, 350.1	29	453, 454	30
351, 352	26	455, 455.1	30
353, 354	26	455.2	30
355, 356	26	456, 457	11
357, 358	26	458, 459	11
359, 360	29	460, 461	31
361, 362	26	462, 463	24
363, 364	22	464, 465	16
365, 366	28		
367, 368	11	500, 501	28
369, 370	11	502, 503	27
371, 372	29	504, 505	31
373, 374	23	506, 507	31
375, 376	Deleted	508, 509	31
377, 378	11	510, 511	30
379, 380	11	F13 F03	2.1
381, 382	11	[1], [2]	31
383, 384	23	[3]	31
385, 386	27		
387, 388	23		
389, 390	11		
391, 392 303, 304	29 29		
393, 394 305, 306	29 23		
395, 396 307, 308	23		
397, 398 300, 400	23		
399, 400 401, 402	23		
401, 402 403, 404	23		
405, 404	23 26		
<del>-</del> 05, <del>-</del> 00	20		

This page left intentionally blank.